

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/13 Trevascus Street, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$840,000

&

\$924,000

Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Caulfield South

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/223 Kambrook Rd CAULFIELD 3162	\$921,000	26/03/2017
2	4/17-19 Gardenvale Rd CAULFIELD SOUTH 3162	\$895,000	25/06/2017
3	2/4 Woodville Av GLEN HUNTLY 3163	\$860,500	22/04/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

Indicative Selling Price

\$840,000 - \$924,000

Median Unit Price

Year ending June 2017: \$815,000



3 1 1

Rooms: 6

Property Type: Flat

Land Size: 163.296 sqm approx

Agent Comments

Comparable Properties



3/223 Kambrook Rd CAULFIELD 3162 (REI/VG) Agent Comments

3 2 1

Price: \$921,000

Method: Auction Sale

Date: 26/03/2017

Rooms: 4

Property Type: Villa

Land Size: 175 sqm approx



4/17-19 Gardenvale Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

3 2 2

Price: \$895,000

Method: Auction Sale

Date: 25/06/2017

Rooms: -

Property Type: Unit



2/4 Woodville Av GLEN HUNTLY 3163 (REI/VG) Agent Comments

3 2 1

Price: \$860,500

Method: Auction Sale

Date: 22/04/2017

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 702 sqm approx