

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

34a Gardenvale Road, Caulfield South Vic 3162

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,480,000

&

\$1,628,000

**Median sale price**

Median price

\$777,500

House

Unit

X

Suburb

Caulfield South

Period - From

01/04/2017

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		
2		
3		

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.



3   2.5   2

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,480,000 - \$1,628,000  
**Median Unit Price**  
June quarter 2017: \$777,500

## Comparable Properties



**51a Clonaig St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   3   2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 220 sqm approx



**168a Sycamore St CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

3   2   2

**Price:**  
**Method:** Sold After Auction  
**Date:** 28/08/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)

\*Due to the land component we believe that there are no more than 2 comparables for 34a Gardenvale Road that have within the last 6 months\*