

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	111 Nepean Hwy ELSTERNWICK 3185	\$1,060,000	27/05/2017
2	213 Bambra Rd CAULFIELD SOUTH 3162	\$962,500	21/05/2017
3	485 Hawthorn Rd CAULFIELD SOUTH 3162	\$960,000	24/06/2017

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.~~



3 1 1

Rooms: 7
Property Type: House - Semi-detached
Land Size: 470 sqm approx
 Agent Comments

Indicative Selling Price
 \$945,000 - \$1,039,500
Median House Price
 September quarter 2017: \$1,728,000

* Please be advised that two comparables that we selected for Aileen Ave we believe are comparable due to the fact they all had the addition of an extra "Dining Room" or 3rd bedroom therefore the properties are realistically similar in terms of size and room count.

Comparable Properties



111 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 1

Price: \$1,060,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 306 sqm approx



213 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

2 1 2

Price: \$962,500
Method: Auction Sale
Date: 21/05/2017
Rooms: 3
Property Type: House (Res)



485 Hawthorn Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

2 1 3

Price: \$960,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 4
Property Type: House
Land Size: 294 sqm approx