

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

73 Burrindi Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Caulfield South

Period - From

01/01/2017

to

31/12/2017

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	35a Anne St MCKINNON 3204	\$1,312,000	06/12/2017
2	1/13 Brooklyn Av CAULFIELD SOUTH 3162	\$1,310,000	20/08/2017
3	3/2 Woodville Av GLEN HUNTLY 3163	\$1,230,000	10/09/2017

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 2 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 222 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
Year ending December 2017: \$815,000

Comparable Properties



35a Anne St MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,312,000
Method: Sold Before Auction
Date: 06/12/2017
Rooms: -
Property Type: Townhouse (Single)
Land Size: 283 sqm approx



1/13 Brooklyn Av CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 20/08/2017
Rooms: 6
Property Type: Townhouse (Res)



3/2 Woodville Av GLEN HUNTLY 3163 (REI/VG) Agent Comments

3 2 2

Price: \$1,230,000
Method: Auction Sale
Date: 10/09/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 210 sqm approx