

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

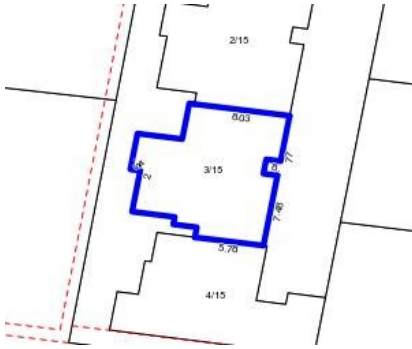
Comparable property sales (*Delete A or B below as applicable)

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	5/41 Kooyong Rd CAULFIELD NORTH 3161	\$945,000	08/10/2017
2	4/8 Elizabeth St ELSTERNWICK 3185	\$925,000	18/02/2018
3	5/305 Hawthorn Rd CAULFIELD 3162	\$865,000	01/09/2017

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$865,000 - \$950,000
Median Unit Price
 December quarter 2017: \$661,000

Comparable Properties



5/41 Kooyong Rd CAULFIELD NORTH 3161 (REI) [Agent Comments](#)

3 1 1

Price: \$945,000
Method: Auction Sale
Date: 08/10/2017
Rooms: -
Property Type: Unit



4/8 Elizabeth St ELSTERNWICK 3185 (REI) [Agent Comments](#)

2 1 1

Price: \$925,000
Method: Auction Sale
Date: 18/02/2018
Rooms: 5
Property Type: Villa



5/305 Hawthorn Rd CAULFIELD 3162 (REI/VG) [Agent Comments](#)

3 1 1

Price: \$865,000
Method: Private Sale
Date: 01/09/2017
Rooms: 5
Property Type: Unit