

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 | 2/61 Snowdon Avenue, Caulfield Vic 3162 |
|---|---|

Indicative selling price

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

| | | | |
|---------------|-------------|---|-------------|
| Range between | \$1,275,000 | & | \$1,400,000 |
|---------------|-------------|---|-------------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-----------|
| Median price | \$721,800 | House | | Unit | X | Suburb | Caulfield |
| Period - From | 01/10/2017 | 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 | | |
| 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.



 4
  3
  2

Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$1,275,000 - \$1,400,000
Median Unit Price
 December quarter 2017: \$721,800

EXPLANTION As it is quite rare for a large Single Level Unit with the 4th bedroom being able to be used as a Rumpus room to come onto the market and be only one of a pair these properties are not sold as frequently as an Apartment, House or Townhouse which is why the comparable properties are few and far between. Furthermore, please be advised that while this unit is liveable, it is un-renovated and in most cases will be perceived as in need of a freshen up alongside the rarity of the the fact that this property contains 3 full bathrooms.

Comparable Properties



2/68 Teak St CAULFIELD SOUTH 3162 (VG)

Agent Comments

 3
  -
  -

Price: \$1,360,000
Method: Sale
Date: 15/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/3 Milton St CARNEGIE 3163 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,333,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: Unit

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.