

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 8 Rose Hill Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,695,000 & \$1,850,000

Median sale price

Median price \$2,200,000 House X Unit Suburb Caulfield North

Period - From 01/04/2017 to 31/03/2018 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	339 Kooyong Rd ELSTERNWICK 3185	\$1,838,000	26/11/2017
2	8 Steele St CAULFIELD SOUTH 3162	\$1,780,000	03/03/2018
3	11 Hillside Av CAULFIELD 3162	\$1,701,000	18/03/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 602 sqm approx

Agent Comments

Comparable Properties



339 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,838,000

Method: Auction Sale

Date: 26/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 689 sqm approx



8 Steele St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,780,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 6

Property Type: House (Res)

Land Size: 585 sqm approx



11 Hillside Av CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,701,000

Method: Auction Sale

Date: 18/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 512 sqm approx