

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 11/6 Tattenham Street, Caulfield East Vic 3145

Indicative selling price

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

Range between \$265,000 & \$291,500

Median sale price*

Median price \$460,000 House Unit X Suburb Caulfield East

Period - From 01/06/2017 to 01/06/2018 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	8/11 Tattenham St CAULFIELD EAST 3145	\$283,000	14/04/2018
2	9/2a Bates St MALVERN EAST 3145	\$276,000	05/03/2018
3	12/6 Walnut St CARNEGIE 3163	\$275,500	12/05/2018

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.



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Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$265,000 - \$291,500
Median Unit Price *
 01/06/2017 - 01/06/2018: \$460,000
 * Agent calculated median

Comparable Properties



8/11 Tattenham St CAULFIELD EAST 3145 (REI/VG)

Agent Comments

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Price: \$283,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Apartment



9/2a Bates St MALVERN EAST 3145 (REI/VG)

Agent Comments

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Price: \$276,000
Method: Private Sale
Date: 05/03/2018
Rooms: 2
Property Type: Apartment



12/6 Walnut St CARNEGIE 3163 (REI)

Agent Comments

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Price: \$275,500
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Apartment