

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	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	18/41 Northcote Av CAULFIELD NORTH 3161	\$255,000	25/03/2018

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.



1 1 1

Rooms:
Property Type: Unit
Land Size: 845.973999023438
sqm approx
[Agent Comments](#)

Indicative Selling Price
\$270,000 - \$297,000
Median Unit Price
March quarter 2018: \$685,500

Comparable Properties



8/11 Tattenham St CAULFIELD EAST 3145 (REI) [Agent Comments](#)

1 1 1

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](#)

1 1 1

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



18/41 Northcote Av CAULFIELD NORTH 3161 (REI/VG) [Agent Comments](#)

1 1 1

Price: \$255,000
Method: Auction Sale
Date: 25/03/2018
Rooms: 3
Property Type: Unit