

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	50 Scott St CAULFIELD SOUTH 3162	\$981,000	23/06/2018
2	1/16 Glencoe St CAULFIELD NORTH 3161	\$980,000	18/03/2018
3	2/61 Clarence St ELSTERNWICK 3185	\$965,000	05/05/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



50 Scott St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$981,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 3

Property Type: House (Res)

Land Size: 320 sqm approx



1/16 Glencoe St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$980,000

Method: Auction Sale

Date: 18/03/2018

Rooms: 7

Property Type: House (Res)

Land Size: 611 sqm approx



2/61 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$965,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: Villa

Land Size: 343 sqm approx