

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 14 Rotorua Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,420,000 & \$1,520,000

Median sale price

Median price \$1,440,000 House X Unit Suburb Caulfield South

Period - From 01/04/2018 to 30/06/2018 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	4 Allfrey St BRIGHTON EAST 3187	\$1,515,000	01/09/2018
2	15 Newham Gr ORMOND 3204	\$1,497,500	06/05/2018
3	28 Leopold St CAULFIELD SOUTH 3162	\$1,495,000	27/05/2018

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:
 Agent Comments

Indicative Selling Price
 \$1,420,000 - \$1,520,000
Median House Price
 June quarter 2018: \$1,440,000

Comparable Properties



4 Allfrey St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,515,000
Method: Auction Sale
Date: 01/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 710 sqm approx



15 Newham Gr ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,497,500
Method: Auction Sale
Date: 06/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 933 sqm approx



28 Leopold St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,495,000
Method: Auction Sale
Date: 27/05/2018
Rooms: -
Property Type: House
Land Size: 629 sqm approx