

## 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](http://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	3/675 Inkerman Rd CAULFIELD NORTH 3161	\$1,115,000	27/05/2018
2	3/60 Wattletree Rd ARMADALE 3143	\$1,097,500	30/06/2018
3	1/2 Newlyn St CAULFIELD 3162	\$1,070,000	08/07/2018

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.



3   -  

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median Unit Price**  
June quarter 2018: \$725,000

## Comparable Properties



**3/675 Inkerman Rd CAULFIELD NORTH 3161 (REI)**   **Agent Comments**

3   2   1

**Price:** \$1,115,000  
**Method:** Auction Sale  
**Date:** 27/05/2018  
**Rooms:** 5  
**Property Type:** Apartment



**3/60 Wattletree Rd ARMADALE 3143 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,097,500  
**Method:** Auction Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** Apartment



**1/2 Newlyn St CAULFIELD 3162 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 08/07/2018  
**Rooms:** 5  
**Property Type:** Unit