

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	13 Rothschild Street, Glen Huntly Vic 3163
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Indicative selling price

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

Single price	\$1,320,000
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Median sale price

Median price	\$616,500	House		Unit	X	Suburb	Glen Huntly
Period - From	01/10/2017	to	30/09/2018	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	1 Brooklyn Av CAULFIELD SOUTH 3162	\$1,338,000	17/06/2018
2	5 Leopold St CAULFIELD SOUTH 3162	\$1,260,000	08/10/2018
3	518 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,255,000	06/10/2018

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.



4 2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,320,000
Median Unit Price
Year ending September 2018: \$616,500

Comparable Properties



1 Brooklyn Av CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,338,000
Method: Auction Sale
Date: 17/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 591 sqm approx



5 Leopold St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 2

Price: \$1,260,000
Method: Private Sale
Date: 08/10/2018
Rooms: 4
Property Type: House
Land Size: 527 sqm approx



518 Hawthorn Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 2

Price: \$1,255,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: House (Res)