

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	168 Kambrook Rd CAULFIELD 3162	\$1,465,000	04/10/2018
2	6 Nelson St CAULFIELD SOUTH 3162	\$1,400,000	20/06/2018
3	196 Booran Rd ORMOND 3204	\$1,375,000	28/07/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median Unit Price
 Year ending September 2018: \$616,500

Comparable Properties



168 Kambrook Rd CAULFIELD 3162 (REI) Agent Comments



Price: \$1,465,000
Method: Private Sale
Date: 04/10/2018
Rooms: -
Property Type: House (Res)



6 Nelson St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 20/06/2018
Rooms: 5
Property Type: House
Land Size: 566 sqm approx



196 Booran Rd ORMOND 3204 (REI) Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)