

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

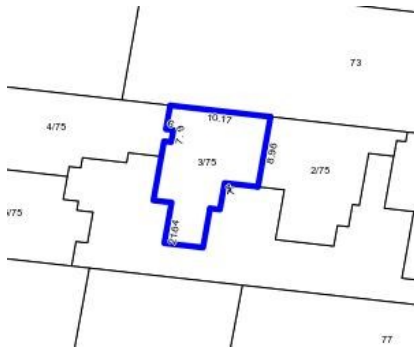
Comparable property sales (*Delete A or B below as applicable)

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	5/7 Wyuna Rd CAULFIELD NORTH 3161	\$670,000	23/09/2018
2	10/144-146 Grange Rd CARNEGIE 3163	\$650,000	20/01/2019
3	5/6 Mile End Rd CARNEGIE 3163	\$635,000	29/01/2019

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.



2 -

Rooms:
Property Type: Unit
Land Size: 132.077 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
December quarter 2018: \$670,000

Comparable Properties



5/7 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000
Method: Auction Sale
Date: 23/09/2018
Rooms: 4
Property Type: Villa



10/144-146 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 20/01/2019
Rooms: -
Property Type: Unit



5/6 Mile End Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$635,000
Method: Private Sale
Date: 29/01/2019
Rooms: -
Property Type: Unit