

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 4/2 Crimea Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$670,000 House Unit X Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 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	12/1 Whitehall Ct CAULFIELD NORTH 3161	\$520,000	08/12/2018
2	5/11 Crotonhurst Av CAULFIELD NORTH 3161	\$499,000	02/12/2018
3	18/30 Balaclava Rd ST KILDA EAST 3183	\$492,500	14/10/2018

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.



2 1 1

Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
 \$490,000 - \$539,000
Median Unit Price
 December quarter 2018: \$670,000

Comparable Properties



12/1 Whitehall Ct CAULFIELD NORTH 3161 [Agent Comments](#)
 (REI)

2 1 1

Price: \$520,000
Method: Private Sale
Date: 08/12/2018
Rooms: 4
Property Type: Apartment



5/11 Crotonhurst Av CAULFIELD NORTH 3161 [Agent Comments](#)
 (REI)

2 1 1

Price: \$499,000
Method: Auction Sale
Date: 02/12/2018
Rooms: 4
Property Type: Apartment



18/30 Balaclava Rd ST KILDA EAST 3183 [Agent Comments](#)
 (REI/VG)

2 1 1

Price: \$492,500
Method: Private Sale
Date: 14/10/2018
Rooms: 4
Property Type: Apartment
Land Size: 1802 sqm approx