

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	2/20 Hillside Av CAULFIELD 3162	\$620,000	27/04/2019
2	10/10 Khartoum St CAULFIELD NORTH 3161	\$606,000	14/04/2019
3	1/21 Thanet St MALVERN 3144	\$599,000	26/05/2019

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 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$585,000 - \$643,500
Median Unit Price
June quarter 2019: \$864,000

Comparable Properties



2/20 Hillside Av CAULFIELD 3162 (VG)

Agent Comments

2 - -

Price: \$620,000
Method: Sale
Date: 27/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



10/10 Khartoum St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$606,000
Method: Auction Sale
Date: 14/04/2019
Rooms: 3
Property Type: Apartment



1/21 Thanet St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$599,000
Method: Private Sale
Date: 26/05/2019
Rooms: -
Property Type: Apartment