

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

9/18 Park Crescent, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$671,250

House

Unit

X

Suburb

Caulfield North

Period - From

01/07/2017

to

30/09/2017

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		
2		
3		

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.

9/18 Park Crescent, Caulfield North Vic 3161



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
September quarter 2017: \$671,250

Comparable Properties



8/115 Eskdale Rd CAULFIELD NORTH 3161
(VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 26/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4/18 Park Cr CAULFIELD NORTH 3161
(REI/VG)

Agent Comments



Price: \$311,000
Method: Private Sale
Date: 25/09/2017
Rooms: -
Property Type: Apartment

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.