



 4  1  2

Property Type: House

Land Size: 850 sqm approx

Comparable Properties



35 Rose St MCKINNON 3204 (REI)

 3  1  1

Price: \$1,985,000

Method: Auction Sale

Date: 04/03/2017

Property Type: House (Res)

Land Size: 828 sqm approx



5 Capitol Av MCKINNON 3204 (REI)

 2  1  2

Price: \$1,980,000

Method: Auction Sale

Date: 25/02/2017

Property Type: House (Res)

Land Size: 867 sqm approx



7 Maxwell Gr CAULFIELD 3162 (REI/VG)

 4  2  2

Price: \$1,953,000

Method: Auction Sale

Date: 19/02/2017

Property Type: House (Res)

Land Size: 716 sqm approx

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

17 Olinda Street, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,605,000

House

X

Suburb

Caulfield South

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
35 Rose St MCKINNON 3204	\$1,985,000	04/03/2017
5 Capitol Av MCKINNON 3204	\$1,980,000	25/02/2017
7 Maxwell Gr CAULFIELD 3162	\$1,953,000	19/02/2017