

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 198							
Property offere	d for sale								
Including subur		rdenvale	e Road, Cau	Ifield S	outh Vic 31	62			
Indicative sellir	ng price								
For the meaning o	of this price see	consur	mer.vic.gov.	au/und	erquoting				
Range between	\$1,480,000		&	\$1	,628,000				
Median sale pri	ce								
Median price \$	5777,500	House		Unit	Х		Suburb	Caulfield South	
Period - From 0	01/04/2017	to 30	0/06/2017		Source	REIV			
Comparable pro	operty sales	(*Delet	e A or B b	elow a	as applica	ble)			
							•	in the last six- nparable to the	
Address of comparable property							Price	Date of sale	
1									
2									
3									
OR									

В* 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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

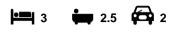




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Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1,480,000 - \$1,628,000 **Median Unit Price** June guarter 2017: \$777,500

Comparable Properties



51a Clonaig St BRIGHTON EAST 3187 (REI)

• 3

6

Price: \$1,450,000 Method: Auction Sale Date: 09/09/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 220 sqm approx

Agent Comments

Agent Comments

168a Sycamore St CAULFIELD SOUTH 3162 (REI)

=3

6

Method: Sold After Auction

Date: 28/08/2017

Rooms: 5

Property Type: Townhouse (Single)

Due to the land component we believe that there are no more than 2 comparables for 34a Gardenvale Road that have within the last 6 months

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