

## 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

8/17 Masters Street, Caulfield Vic 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$298,000 & \$327,000

#### Median sale price

Median price \$767,500 House Unit X Suburb Caulfield

Period - From 01/01/2019 to 31/03/2019 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	9/3 Huntly St GLEN HUNTLY 3163	\$325,000	20/03/2019
2	3/4 Narong Rd CAULFIELD NORTH 3161	\$320,000	07/04/2019
3	7/212 Kambrook Rd CAULFIELD 3162	\$315,000	26/03/2019

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.



1   -   1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$298,000 - \$327,000  
**Median Unit Price**  
March quarter 2019: \$767,500

## Comparable Properties



**9/3 Huntly St GLEN HUNTLY 3163 (REI)**

**Agent Comments**

1   1   1

**Price:** \$325,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**3/4 Narong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 07/04/2019  
**Rooms:** -  
**Property Type:** Apartment



**7/212 Kambrook Rd CAULFIELD 3162 (REI)**

**Agent Comments**

1   1   1

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 26/03/2019  
**Rooms:** -  
**Property Type:** Apartment