

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

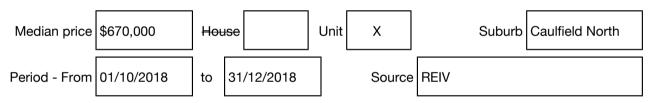
4/2 Crimea Street, Caulfield North Vic 3161

Indicative selling price

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

Range between	\$490,000	&	\$539,000	

Median sale price



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.

Ad	dress of comparable property	Price	Date of sale
1	12/1 Whitehall Ct CAULFIELD NORTH 3161	\$520,000	08/12/2018
2	5/11 Crotonhurst Av CAULFIELD NORTH 3161	\$499,000	02/12/2018
3	18/30 Balaclava Rd ST KILDA EAST 3183	\$492,500	14/10/2018

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.

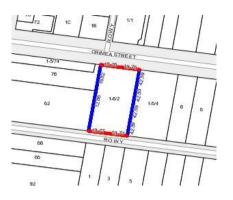
Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Flat Agent Comments Indicative Selling Price \$490,000 - \$539,000 Median Unit Price December quarter 2018: \$670,000

Comparable Properties

12/1 Whitehall Ct CAULFIELD NORTH 3161 (REI) 2 1 1 1 Price: \$520,000 Method: Private Sale Date: 08/12/2018 Rooms: 4 Property Type: Apartment	Agent Comments
5/11 Crotonhurst Av CAULFIELD NORTH 3161 (REI) 2 1 1 1 1 Price: \$499,000 Method: Auction Sale Date: 02/12/2018 Rooms: 4 Property Type: Apartment	Agent Comments
18/30 Balaclava Rd ST KILDA EAST 3183 (REI/VG) 2 1 1 1 Price: \$492,500 Method: Private Sale Date: 14/10/2018 Rooms: 4 Property Type: Apartment Land Size: 1802 sqm approx	Agent Comments

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