## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20/401 Alma Road, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$480,000		&		\$520,000					
Median sale p	rice									
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Caulfield North		
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	19/1 Duncraig Av ARMADALE 3143	\$580,000	14/10/2019
2	3/25 Gladstone Av ARMADALE 3143	\$575,000	07/12/2019
3	4/22 Hunter St MALVERN 3144	\$550,000	09/11/2019

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.

This Statement of Information was prepared on:

26/02/2020 13:17



20/401 Alma Road, Caulfield North Vic 3161







**Property Type:** Apartment Agent Comments

9525 4166 0419 379 998 glefrancke@wilsonagents.com.au

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending December 2019: \$690,000

# **Comparable Properties**



19/1 Duncraig Av ARMADALE 3143 (VG)



Price: \$580,000 Method: Sale Date: 14/10/2019 Property Type: Strata Unit/Flat



3/25 Gladstone Av ARMADALE 3143 (REI/VG) Agent Comments



Price: \$575,000 Method: Auction Sale Date: 07/12/2019 Property Type: Apartment



4/22 Hunter St MALVERN 3144 (REI/VG)



Price: \$550,000

Method: Auction Sale Date: 09/11/2019 Property Type: Apartment

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



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.

Agent Comments

Agent Comments

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