

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

20/401 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Caulfield North

Period - From 01/01/2019 to 31/12/2019 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	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



Property Type: Apartment

Agent Comments

Comparable Properties



19/1 Duncraig Av ARMADALE 3143 (VG)

Agent Comments



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)

Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Apartment