

#### 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	39a Aileen Avenue, Caulfield South Vic 3162
Including suburb and	, and the second
postcode	

#### Indicative selling price

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

Range between \$1,300,0	00 &	\$1,430,000	
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#### Median sale price

Median price	\$1,728,000	Ηοι	use X	Unit		Suburb	Caulfield South
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

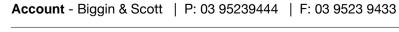
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	56 Teak St CAULFIELD SOUTH 3162	\$1,576,000	21/10/2017
2	19 Beech St CAULFIELD SOUTH 3162	\$1,425,000	22/10/2017
3	299 Bambra Rd CAULFIELD SOUTH 3162	\$1,390,000	19/08/2017

#### 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.







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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 299 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,300,000 - \$1,430,000 **Median House Price** September quarter 2017: \$1,728,000

## Comparable Properties



#### 56 Teak St CAULFIELD SOUTH 3162 (REI)





**Agent Comments** 

Larger house. Larger land. Similar condition.

Price: \$1,576,000 Method: Auction Sale Date: 21/10/2017

Rooms: 6

Property Type: House - Semi-detached



#### 19 Beech St CAULFIELD SOUTH 3162 (REI)

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**Agent Comments** 

Similar land. Similar condition. Similar location.

Price: \$1,425,000 Method: Auction Sale

Date: 22/10/2017 Rooms: 5

Property Type: House - Duplex (Semi-detached)



### 299 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments





Main road. Larger land. Similar condition.

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Price: \$1,390,000 Method: Auction Sale Date: 19/08/2017

Rooms: 5

Property Type: House - Semi-detached

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