

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

39a Aileen Avenue, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,728,000

House

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.

	Address 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.~~



3 2 2

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)

4 2 2

Price: \$1,576,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 6

Property Type: House - Semi-detached

Agent Comments

Larger house. Larger land. Similar condition.



19 Beech St CAULFIELD SOUTH 3162 (REI)

3 2 1

Price: \$1,425,000

Method: Auction Sale

Date: 22/10/2017

Rooms: 5

Property Type: House - Duplex (Semi-detached)

Agent Comments

Similar land. Similar condition. Similar location.



299 Bambra Rd CAULFIELD SOUTH 3162 (REI)

3 2 1

Price: \$1,390,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 5

Property Type: House - Semi-detached

Agent Comments

Main road. Larger land. Similar condition.