

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	5/11 Crotonhurst Avenue, 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	\$685,500	House		Unit	X	Suburb	Caulfield North
Period - From	01/10/2017	to	30/09/2018	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	5/686 Inkerman Rd CAULFIELD NORTH 3161	\$527,000	05/08/2018
2	6/19 Snowdon Av CAULFIELD 3162	\$516,000	24/09/2018
3	2/81-83 Clarence St CAULFIELD SOUTH 3162	\$510,000	17/08/2018

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.



Rooms:

Property Type: Flat

Land Size: 840.001 sqm approx

Agent Comments

Comparable Properties



5/686 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$527,000

Method: Auction Sale

Date: 05/08/2018

Rooms: -

Property Type: Apartment



6/19 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$516,000

Method: Private Sale

Date: 24/09/2018

Rooms: 4

Property Type: Apartment



2/81-83 Clarence St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 17/08/2018

Rooms: -

Property Type: Apartment