

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

1/111 Murray Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$740,000

House

Unit

X

Suburb

Caulfield

Period - From 01/04/2018

to

30/06/2018

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	2/2 Turner Av GLEN HUNTLY 3163	\$1,100,000	25/03/2018
2	1/2 Newlyn St CAULFIELD 3162	\$1,070,000	08/07/2018
3	1/53 Teak St CAULFIELD SOUTH 3162	\$1,033,000	17/03/2018

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: Strata Unit/Flat

Agent Comments

Comparable Properties



2/2 Turner Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 25/03/2018

Rooms: -

Property Type: Unit

Land Size: 331 sqm approx



1/2 Newlyn St CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 08/07/2018

Rooms: 5

Property Type: Unit



1/53 Teak St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,033,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: Unit