

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 4/137 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,550,000 House X Unit Suburb Caulfield South

Period - From 01/01/2018 to 31/03/2018 Source REIV

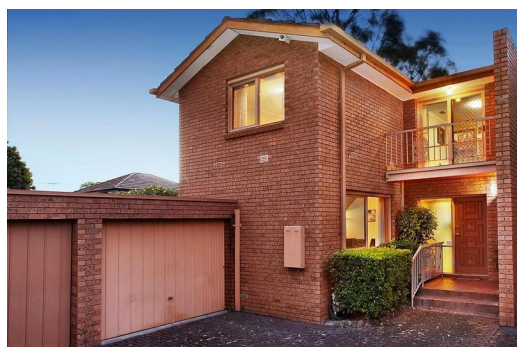
Comparable property sales (*Delete A or B below as applicable)

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 | 2/14 Woodville Av GLEN HUNTLY 3163 | \$1,050,000 | 24/02/2018 |
| 2 | 23 Wattle Av GLEN HUNTLY 3163 | \$980,000 | 25/12/2017 |
| 3 | 1/1 Rigby Av CARNEGIE 3163 | \$960,000 | 23/05/2018 |

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.



3 2 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/14 Woodville Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: Townhouse (Res)



23 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$980,000

Method: Private Sale

Date: 25/12/2017

Rooms: 5

Property Type: Townhouse (Single)



1/1 Rigby Av CARNEGIE 3163 (REI)

Agent Comments

3 1 2

Price: \$960,000

Method: Private Sale

Date: 23/05/2018

Rooms: -

Property Type: Townhouse (Single)