

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

4a Cromwell Street, Caulfield North Vic 3161

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$1,810,000

House

X

Unit

Suburb

Caulfield North

Period - From 01/04/2018

to

31/03/2019

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	2/206 Orrong Rd CAULFIELD NORTH 3161	\$1,460,000	24/02/2019
2	3/41 Snowdon Av CAULFIELD 3162	\$1,277,000	14/04/2019
3	2a Flowers St CAULFIELD SOUTH 3162	\$1,226,000	17/03/2019

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.

Campbell Kilsby

03 9532 7399

0402 212 093

ckilsby@greghocking.com.au

Indicative Selling Price

\$1,295,000

Median House Price

Year ending March 2019: \$1,810,000



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/206 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,460,000

Method: Auction Sale

Date: 24/02/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



3/41 Snowdon Av CAULFIELD 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,277,000

Method: Auction Sale

Date: 14/04/2019

Rooms: 5

Property Type: Townhouse (Res)



2a Flowers St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,226,000

Method: Auction Sale

Date: 17/03/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 237 sqm approx