

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	13 Rothschild Street, Glen Huntly Vic 3163
Including suburb and	•
postcode	

Indicative selling price

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

Median sale price

Median price	\$616,500	Hou	se	Unit	Х	Suburb	Glen Huntly
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.

Add	dress of comparable property	Price	Date of sale
1	1 Brooklyn Av CAULFIELD SOUTH 3162	\$1,338,000	17/06/2018
2	5 Leopold St CAULFIELD SOUTH 3162	\$1,260,000	08/10/2018
3	518 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,255,000	06/10/2018

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.

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$1,320,000 **Median Unit Price**

Year ending September 2018: \$616,500

Comparable Properties



1 Brooklyn Av CAULFIELD SOUTH 3162

(REI/VG) **--** 3



Price: \$1,338,000 Method: Auction Sale Date: 17/06/2018

Rooms: -

Property Type: House (Res) Land Size: 591 sqm approx

Agent Comments



5 Leopold St CAULFIELD SOUTH 3162 (REI)

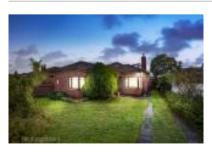




Price: \$1,260,000 Method: Private Sale Date: 08/10/2018

Rooms: 4

Property Type: House Land Size: 527 sqm approx **Agent Comments**



518 Hawthorn Rd CAULFIELD SOUTH 3162

(REI)

Price: \$1,255,000 Method: Auction Sale Date: 06/10/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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