

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

93 Murray Street, Caulfield Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,780,000

Median sale price

Median price \$1,859,000

House

X

Unit

Suburb Caulfield

Period - From 01/10/2016

to 30/09/2017

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	24 Bokhara Rd CAULFIELD SOUTH 3162	\$1,875,000	25/10/2017
2	16 Saturn St CAULFIELD SOUTH 3162	\$1,830,000	15/11/2017
3	5 Olinda St CAULFIELD SOUTH 3162	\$1,750,000	12/11/2017

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:** House (Previously Occupied - Detached)**Land Size:** 662 sqm approx

Agent Comments

Indicative Selling Price

\$1,780,000

Median House Price

Year ending September 2017: \$1,859,000

Comparable Properties

**24 Bokhara Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments**Price:** \$1,875,000**Method:** Sold Before Auction**Date:** 25/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 632 sqm approx**16 Saturn St CAULFIELD SOUTH 3162 (REI)** Agent Comments**Price:** \$1,830,000**Method:** Sold Before Auction**Date:** 15/11/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 677 sqm approx**5 Olinda St CAULFIELD SOUTH 3162 (REI)** Agent Comments**Price:** \$1,750,000**Method:** Auction Sale**Date:** 12/11/2017**Rooms:** -**Property Type:** House (Res)