

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

2/20 Hillside Avenue, Caulfield Vic 3162

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$880,000

House

Unit

X

Suburb

Caulfield

Period - From 01/10/2018

to

31/12/2018

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	5/34 Bambra Rd CAULFIELD NORTH 3161	\$670,000	02/12/2018
2	8/20 Kooyong Rd CAULFIELD NORTH 3161	\$648,000	14/10/2018
3	6/39a Balaclava Rd ST KILDA EAST 3183	\$640,000	11/11/2018

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.



Comparable Properties



**5/34 Bambra Rd CAULFIELD NORTH 3161
(REI/VG)**



Price: \$670,000

Method: Auction Sale

Date: 02/12/2018

Rooms: 3

Property Type: Apartment



**8/20 Kooyong Rd CAULFIELD NORTH 3161
(REI/VG)**



Price: \$648,000

Method: Auction Sale

Date: 14/10/2018

Rooms: 3

Property Type: Apartment



**6/39a Balaclava Rd ST KILDA EAST 3183
(REI/VG)**



Price: \$640,000

Method: Auction Sale

Date: 11/11/2018

Rooms: -

Property Type: Apartment