hockingstuart

Todd Newton 03 8532 5200 0412568313

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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

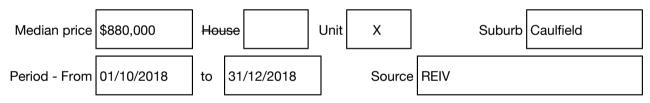
2/20 Hillside Avenue, Caulfield Vic 3162

Indicative selling price

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

Single price \$639,000

Median sale price



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Indicative Selling Price \$639,000 Median Unit Price December quarter 2018: \$880,000

Comparable Properties



5/34 Bambra Rd CAULFIELD NORTH 3161 (REI/VG) 2 1 1 1

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

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