

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

77 Burrindi Road, Caulfield South Vic 3162

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

Range between \$1,295,000

&

\$1,424,500

Median sale price

Median price \$1,440,000

House

X

Unit

Suburb Caulfield South

Period - From 01/04/2018

to

30/06/2018

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	1c Heatherbrae Av CAULFIELD 3162	\$1,450,000	24/06/2018
2	1/40 Narrawong Rd CAULFIELD SOUTH 3162	\$1,385,000	19/05/2018
3	2/12 Bundeera Rd CAULFIELD SOUTH 3162	\$1,310,000	31/03/2018

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.



4 2.5 3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 336 sqm approx

Agent Comments

Comparable Properties



1c Heatherbrae Av CAULFIELD 3162 (REI/VG) **Agent Comments**

3 3 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 24/06/2018

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



1/40 Narrawong Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,385,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 359 sqm approx

2/12 Bundeera Rd CAULFIELD SOUTH 3162 (VG) **Agent Comments**

3 - -

Price: \$1,310,000

Method: Sale

Date: 31/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 415 sqm approx