

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 4/10-12 Roselea Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$719,000 House Unit X Suburb Caulfield South

Period - From 01/07/2018 to 30/06/2019 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 | 5/25-27 Pyne St CAULFIELD 3162 | \$740,000 | 02/06/2019 |
| 2 | 2/15 Garden Av GLEN HUNTLY 3163 | \$736,500 | 13/04/2019 |
| 3 | 5/28 Parkside St ELSTERNWICK 3185 | \$670,000 | 24/02/2019 |

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.



2 1 1

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 175 sqm approx

Comparable Properties



5/25-27 Pyne St CAULFIELD 3162 (REI)

2 1 1

Price: \$740,000

Method: Auction Sale

Date: 02/06/2019

Rooms: 3

Property Type: Unit



2/15 Garden Av GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: \$736,500

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: Unit

Land Size: 195 sqm approx



5/28 Parkside St ELSTERNWICK 3185 (REI/VG)

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 24/02/2019

Rooms: -

Property Type: Unit