

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

5b Chloris Crescent, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Caulfield

Period - From 01/10/2018

to 30/09/2019

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	113a Bambra Rd CAULFIELD 3162	\$1,830,000	25/08/2019
2	52a Bundeera Rd CAULFIELD SOUTH 3162	\$1,750,000	08/08/2019
3	4b Lord St CAULFIELD EAST 3145	\$1,710,000	28/06/2019

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.~~

This Statement of Information was prepared on:

12/11/2019 10:48



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



113a Bambra Rd CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,830,000

Method: Auction Sale

Date: 25/08/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 308 sqm approx



52a Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Sold Before Auction

Date: 08/08/2019

Rooms: 6

Property Type: Townhouse (Res)



4b Lord St CAULFIELD EAST 3145 (REI/VG)

Agent Comments



Price: \$1,710,000

Method: Sold Before Auction

Date: 28/06/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 360 sqm approx