



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



102/409 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)



Price: \$537,500

Method: Private Sale

Date: 06/03/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Smaller and layout tighter



202/15-17 Manchester Gr GLEN HUNTLY 3163 (REI/VG)



Price: \$525,000

Method: Auction Sale

Date: 10/12/2016

Rooms: -

Property Type: Apartment

Agent Comments

Smaller and in Glen Huntly



2/187 Booran Rd CAULFIELD SOUTH 3162 (VG)



Price: \$511,750

Method: Sale

Date: 31/12/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 1375 sqm

Agent Comments

Was originally a 1br apt, converted into a 2 so lounge was halved.

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

1/187 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$997,500

Unit

X

Suburb

Caulfield South

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
102/409 Hawthorn Rd CAULFIELD SOUTH 3162	\$537,500	06/03/2017
202/15-17 Manchester Gr GLEN HUNTLY 3163	\$525,000	10/12/2016
2/187 Booran Rd CAULFIELD SOUTH 3162	\$511,750	31/12/2016