## hockingstuart

Sam Gilchrist 8532 5200 0497 499 398 sgilchrist@hockingstuart.com.au

> Indicative Selling Price \$529,500 Median Unit

Year ending March 2017: \$997,500





Rooms:

**Property Type:** Apartment Agent Comments

### Comparable Properties



102/409 Hawthorn Rd CAULFIELD SOUTH

3162 (REI/VG)

2



**₽** -

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)

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Agent Comments

Agent Comments

Smaller and in Glen Huntly

Price: \$525,000 Method: Auction Sale Date: 10/12/2016

Rooms: -

Property Type: Apartment

2/187 Booran Rd CAULFIELD SOUTH 3162

(VG)

2 ·





Was originally a 1br lounge was halved.

Was originally a 1br apt, converted into a 2 so

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Price: \$511,750 Method: Sale Date: 31/12/2016 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 1375 sqm

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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 sa	ıe
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Address	1/187 Booran Road, Caulfield South Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$560,000

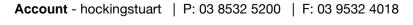
#### Median sale price

Median price	\$997,500		Unit X	Su	ıburb	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







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