

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	22 Stanley Parade, Caulfield North Vic 3161
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,050,000
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Median sale price

Median price	\$2,248,000	House	X	Unit		Suburb	Caulfield North
Period - From	01/07/2016	to	30/06/2017	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	4/10-14 St Georges Rd ARMADALE 3143	\$1,005,000	22/04/2017
2	12/58 Wattletree Rd ARMADALE 3143	\$1,000,000	29/08/2017
3	1/229 Alma Rd ST KILDA EAST 3183	\$957,000	13/05/2017

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.



3 2 1

Rooms:
Property Type: Strata Unit/Flat
Land Size: 182 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,050,000
Median House Price
 Year ending June 2017: \$2,248,000

Comparable Properties



4/10-14 St Georges Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,005,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: Townhouse (Single)



12/58 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 29/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 1185 sqm approx



1/229 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

3 1 2

Price: \$957,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 4
Property Type: Apartment