

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

10/52 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Caulfield North

Period - From 16/09/2018 to 15/09/2019 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	1/6 Marine Av ST KILDA 3182	\$341,750	30/03/2019
2	3/82 Grosvenor St BALACLAVA 3183	\$340,000	23/03/2019
3	7/52 Alma Rd ST KILDA 3182	\$320,000	16/03/2019

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: 16/09/2019 15:11



Property Type:

Agent Comments

Comparable Properties



1/6 Marine Av ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$341,750

Method: Auction Sale

Date: 30/03/2019

Rooms: 2

Property Type: Apartment



3/82 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$340,000

Method: Auction Sale

Date: 23/03/2019

Property Type: Apartment



7/52 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 16/03/2019

Property Type: Apartment