

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

25 Alfada Street, Caulfield South Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,605,000

House

X

Unit

Suburb Caulfield South

Period - From 01/04/2017

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	14 Stone St CAULFIELD SOUTH 3162	\$1,550,000	27/05/2017
2	27 Grey St CAULFIELD SOUTH 3162	\$1,475,000	13/08/2017
3	192 Bamba Rd CAULFIELD SOUTH 3162	\$1,450,000	08/03/2017

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 587 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2017: \$1,605,000

Comparable Properties

**14 Stone St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

**Price:** \$1,550,000**Method:** Auction Sale**Date:** 27/05/2017**Rooms:** 5**Property Type:** House (Res)**27 Grey St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

**Price:** \$1,475,000**Method:** Auction Sale**Date:** 13/08/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 580 sqm approx**192 Bamba Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

**Price:** \$1,450,000**Method:** Private Sale**Date:** 08/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 609 sqm approx