

### 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

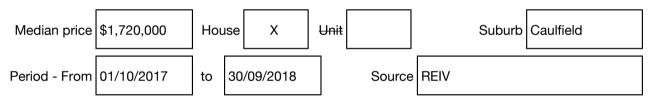
114 Murray Street, Caulfield Vic 3162

#### Indicative selling price

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

Single price \$1,570,000

#### Median sale price



#### 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	47 Montclair Av BRIGHTON 3186	\$1,570,000	24/11/2018
2	189 Bambra Rd CAULFIELD SOUTH 3162	\$1,550,000	19/08/2018
3	12 Steele St CAULFIELD SOUTH 3162	\$1,530,000	12/08/2018

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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

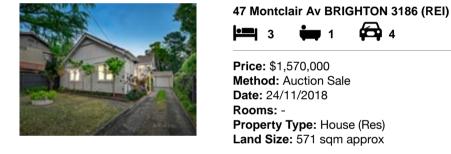






Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 582 sqm approx Agent Comments Indicative Selling Price \$1,570,000 Median House Price Year ending September 2018: \$1,720,000

## **Comparable Properties**



47 Montclair Av BRIGHTON 3186 (REI)
Agent Comments

Image: 1
Image: 1

Price: \$1,570,000
Image: 1

Method: Auction Sale
Image: 1

Date: 24/11/2018
Image: 1

Rooms: Property Type: House (Res)

Property Type: House (Res)
Image: 1

Land Size: 571 sqm approx
Agent Comments

Agent Comments



12 Steele St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,530,000 Method: Auction Sale Date: 12/08/2018 Rooms: -Property Type: House (Res) Land Size: 585 sqm approx

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