

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

10A Gardenvale Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,500,000

House

X

Unit

Suburb

Caulfield South

Period - From 01/01/2018

to

31/12/2018

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	3b Aileen Av CAULFIELD SOUTH 3162	\$1,750,000	25/11/2018
2	5a Foster Av GLEN HUNTLY 3163	\$1,730,000	15/12/2018
3	15a Raynes St CAULFIELD SOUTH 3162	\$1,600,000	18/10/2018

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.

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Indicative Selling Price

\$1,650,000 - \$1,700,000

Median House Price

Year ending December 2018: \$1,500,000



4 3 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



3b Aileen Av CAULFIELD SOUTH 3162 (REI)

Agent Comments

4 3 1

Price: \$1,750,000

Method: Private Sale

Date: 25/11/2018

Rooms: 7

Property Type: Townhouse (Res)



5a Foster Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

4 3 3

Price: \$1,730,000

Method: Auction Sale

Date: 15/12/2018

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 370 sqm approx



15a Raynes St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 18/10/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 512 sqm approx