



5 3 3

Rooms:

Property Type: House

Land Size: 888 sqm approx

Agent Comments

Comparable Properties



29 Carlingford St ELSTERNWICK 3185 (REI)

5 3 2

Price: \$3,020,000

Method: Auction Sale

Date: 19/03/2017

Rooms: 10

Property Type: House (Res)

Land Size: 805 sqm approx

Agent Comments

Modern home. Similar accommodation. Smaller land. Correct land size 730sqm approx.



69 Carlingford St CAULFIELD SOUTH 3162 (REI)

4 3 2

Price:

Method: Auction Sale

Date: 21/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 673 sqm approx

Agent Comments

Modern home. Similar accommodation. Smaller land. Undisclosed price. Available upon request.



70 York St CAULFIELD SOUTH 3162 (REI/VG)

5 3 2

Price: \$2,800,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 9

Property Type: House (Res)

Land Size: 747 sqm approx

Agent Comments

Modern home. Similar accommodation. Smaller land.

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

392 Kooyong Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,750,000

&

\$3,000,000

Median sale price

Median price \$1,605,000

House

X

Suburb

Caulfield South

Period - From 01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
29 Carlingford St ELSTERNWICK 3185	\$3,020,000	19/03/2017
69 Carlingford St CAULFIELD SOUTH 3162		21/05/2017
70 York St CAULFIELD SOUTH 3162	\$2,800,000	04/03/2017