

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

5/224 Alma Road, Caulfield North Vic 3161

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$716,250

House

Unit

X

Suburb Caulfield North

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	1/399 Alma Rd CAULFIELD NORTH 3161	\$600,000	09/07/2017
2	8/254 Dandenong Rd ST KILDA EAST 3183	\$590,000	14/06/2017
3	9/399 Alma Rd CAULFIELD NORTH 3161	\$580,000	04/05/2017

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.