

# 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	

# Indicative selling price

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

&	\$1,450,000
	&

# Median sale price

Median price	\$1,430,000	Hou	ise X	Unit		Subur	Caulfield South
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

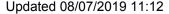
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	41 Eumeralla Rd CAULFIELD SOUTH 3162	\$1,450,000	15/05/2019
2	15 Pearce St CAULFIELD SOUTH 3162	\$1,362,000	25/05/2019
3	26 Neerim Rd CAULFIELD 3162	\$1,355,000	05/05/2019

#### 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** - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018







# hockingstuart

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2019: \$1,430,000



4-5 🙀 3 🛱 2

Rooms:

**Property Type:** House (Res) **Land Size:** 667 sqm approx

**Agent Comments** 

Infusing its 1920s charm with relaxed family comfort, this beautiful 5 bedroom 3 bathroom single level abode gives you flexibility to live how you want. Full of warmth, this free-flowing treasure features a stylish lounge/dining room (OFP), sleek stone/timber kitchen with premium European appliances (900mm oven) & a sun filled family room overlooking the gorgeous rear garden. Outside has room to swing a cricket bat, a covered deck & a self-contained studio/Granny Flat - ideal for guests, office or au pair. Loving the polished boards, deep sills, intricate ceilings & lead lights, it enjoys ducted heating/air cond, an alarm, video security, 2 water tanks (5000L), shed & tandem carport for 2 cars. Quiet & private, walk to North Rd bus, Caulfield South Primary School, parks, cafes & Ormond train station.

# Comparable Properties



# 41 Eumeralia Rd CAULFIELD SOUTH 3162 (REI/VG)

**-**3





**6**3

**Price:** \$1,450,000 **Method:** Private Sale **Date:** 15/05/2019

Rooms: -

**Property Type:** House **Land Size:** 670 sqm approx



#### 15 Pearce St CAULFIELD SOUTH 3162 (REI)

•=





**a** 2

**Price:** \$1,362,000 **Method:** Auction Sale **Date:** 25/05/2019

Rooms: 6

Property Type: House (Res) Land Size: 648 sqm approx



#### 26 Neerim Rd CAULFIELD 3162 (REI)

**-**3



**A** 2

**Price:** \$1,355,000 **Method:** Auction Sale **Date:** 05/05/2019

Rooms: 5

**Property Type:** House (Res) **Land Size:** 650 sqm approx

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





Generated: 08/07/2019 11:12