

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 2/16 Payne Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$685,500 House Unit X Suburb Caulfield North

Period - From 01/01/2018 to 31/03/2018 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	2/2 Crimea St CAULFIELD NORTH 3161	\$600,000	30/11/2017
2	106/20 Hawthorn Rd CAULFIELD NORTH 3161	\$565,000	28/02/2018
3	5/496 Dandenong Rd CAULFIELD NORTH 3161	\$560,000	07/12/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2018: \$685,500

Comparable Properties



2/2 Crimea St CAULFIELD NORTH 3161 (VG) **Agent Comments**

2 - -

Price: \$600,000
Method: Sale
Date: 30/11/2017
Rooms: -
Property Type: Strata Unit/Flat



106/20 Hawthorn Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)

2 1 1

Price: \$565,000
Method: Private Sale
Date: 28/02/2018
Rooms: -
Property Type: Apartment



5/496 Dandenong Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)

2 1 2

Price: \$560,000
Method: Sold After Auction
Date: 07/12/2017
Rooms: -
Property Type: Apartment