

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

2/2a Epsom Street, Caulfield East Vic 3145

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price*

Median price

House

Unit

Suburb

Caulfield East

Period - From

to

Source

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	4/250 Neerim Rd CARNEGIE 3163	\$652,500	30/11/2018
2	1/151 Neerim Rd GLEN HUNTLY 3163	\$605,000	17/02/2019
3	404/276 Neerim Rd CARNEGIE 3163	\$600,000	16/12/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
No median price available

Comparable Properties



4/250 Neerim Rd **CARNEGIE 3163 (REI/VG)** [Agent Comments](#)

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Price: \$652,500
Method: Private Sale
Date: 30/11/2018
Rooms: 3
Property Type: Townhouse (Single)



1/151 Neerim Rd **GLEN HUNTLY 3163 (REI)** [Agent Comments](#)

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Price: \$605,000
Method: Sold After Auction
Date: 17/02/2019
Rooms: 3
Property Type: Townhouse (Res)

404/276 Neerim Rd **CARNEGIE 3163 (VG)** [Agent Comments](#)

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Price: \$600,000
Method: Sale
Date: 16/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)