

### 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

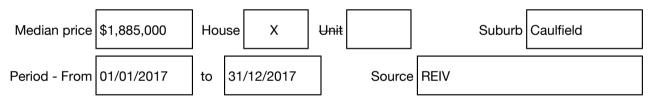
27a Briggs Street, Caulfield Vic 3162

#### Indicative selling price

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

 Range between
 \$1,630,000
 &
 \$1,793,000

#### Median sale price



#### 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	34b Marara Rd CAULFIELD SOUTH 3162	\$1,675,000	16/12/2017
2	5a Scott St CAULFIELD SOUTH 3162	\$1,655,000	29/10/2017
3	34a Gardenvale Rd CAULFIELD SOUTH 3162	\$1,641,250	19/11/2017

#### 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.

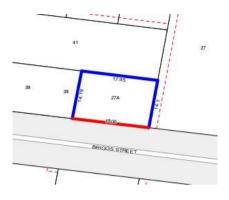
Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: **Property Type:** Agent Comments

**Indicative Selling Price** \$1,630,000 - \$1,793,000 Median House Price Year ending December 2017: \$1,885,000

## **Comparable Properties**



(REI/VG) 4 2 Price: \$1,675,000 Method: Auction Sale Date: 16/12/2017 Rooms: 6 Property Type: Townhouse (Res)

34b Marara Rd CAULFIELD SOUTH 3162



5a Scott St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



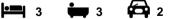
Land Size: 295 sqm approx



Price: \$1,655,000 Method: Auction Sale Date: 29/10/2017 Rooms: 7 Property Type: Townhouse (Res) Land Size: 324 sqm approx



34a Gardenvale Rd CAULFIELD SOUTH 3162 Agent Comments (REI/VG)



Price: \$1,641,250 Method: Auction Sale Date: 19/11/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 327 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

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Agent Comments

