

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	24 Alder Street, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,425,000	Hou	ise X	Unit		5	Suburb	Caulfield South
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

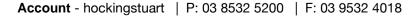
Comparable property sales (*Delete A or B below as applicable)

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 1 108 Bambra Rd CAULFIELD 3162 \$1,200,000 04/12/2018 2 15 Neerim Rd CAULFIELD 3162 \$1,180,000 28/11/2018 3 42 Almond St CAULFIELD SOUTH 3162 \$1,150,000 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.







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hockingstuart



Rooms:

Property Type: House Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** December guarter 2018: \$1,425,000

Comparable Properties



108 Bambra Rd CAULFIELD 3162 (REI/VG)





Price: \$1,200,000 Method: Private Sale Date: 04/12/2018

Rooms: 6

Property Type: House Land Size: 587 sqm approx

15 Neerim Rd CAULFIELD 3162 (REI)

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Price: \$1,180,000

Method: Sold Before Auction

Date: 28/11/2018

Rooms: 6

Property Type: House (Res) Land Size: 464 sqm approx

42 Almond St CAULFIELD SOUTH 3162 (REI/VG)









Price: \$1,150,000 Method: Auction Sale Date: 16/12/2018

Rooms: -

Property Type: House (Res) Land Size: 518 sqm approx

Agent Comments

Agent Comments

Agent Comments

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