

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 24 Alder Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,425,000 House X Unit 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.

**Rooms:****Property Type:** House**Land Size:** 447 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2018: \$1,425,000

Comparable Properties

**108 Bambra Rd CAULFIELD 3162 (REI/VG)**

Agent Comments

**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)**

Agent Comments

**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)**

Agent Comments

**Price:** \$1,150,000**Method:** Auction Sale**Date:** 16/12/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 518 sqm approx