



 2
  1
  2

Rooms:

Property Type: House - Semi-detached

Land Size: 366 sqm approx

Agent Comments

Tastefully updated to seamlessly integrate modern improvements with the period charms of the era, this lovely home is ready for immediate enjoyment with the bonus of a deep backyard with potential ROW access.

Indicative Selling Price

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

Median House Price

Year ending March 2017: \$1,500,000

Comparable Properties

**308 Bambra Rd CAULFIELD SOUTH 3162 (REI)****Agent Comments**

 2
  1
  2

Price: \$1,263,000

Method: Auction Sale

Date: 21/05/2017

Rooms: 3

Property Type: House - Semi-detached

Land Size: 400 sqm approx

This semi detached home features auto-gated entry, 2 double bedrooms (BIRs), subway tiled bathroom, a north facing living room (OFP), kitchen with modern finishes and dining area

**63 Saturn St CAULFIELD SOUTH 3162 (REI/VG)****Agent Comments**

 2
  1
  1

Price: \$1,222,500

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 344 sqm approx

Recently decorated, laden with period detail and within easy reach of city transport, Princes Park, elite schools and Glenhuntly Road lifestyle attractions.

**15 Dover St CAULFIELD SOUTH 3162 (REI)****Agent Comments**

 2
  1
  1

Price: \$1,065,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 3

Property Type: House (Res)

Land Size: 273 sqm approx

Renovated 2-bedroom Art Deco with polished boards, and ornate ceilings, 2 bedrooms (BIRs) & study nook.

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

3 Ellington Street, Caulfield South Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,500,000

House

X

Suburb

Caulfield South

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
308 Bambra Rd CAULFIELD SOUTH 3162	\$1,263,000	21/05/2017
63 Saturn St CAULFIELD SOUTH 3162	\$1,222,500	04/03/2017
15 Dover St CAULFIELD SOUTH 3162	\$1,065,000	04/03/2017