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

369 North Road, Caulfield South Vic 3162

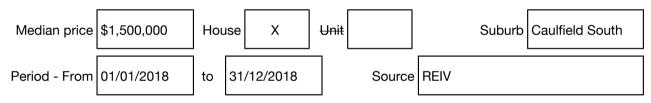
Indicative selling price

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

Single price

\$1,195,000

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	16 Lyons St CARNEGIE 3163	\$1,515,000	05/12/2018
2	38 Almond St CAULFIELD SOUTH 3162	\$1,380,000	28/10/2018
3	347 Nepean Hwy BRIGHTON EAST 3187	\$1,375,000	22/09/2018

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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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.

369 North Road, Caulfield South Vic 3162

hockingstuart





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 541 sqm approx Agent Comments Indicative Selling Price \$1,195,000 Median House Price Year ending December 2018: \$1,500,000

Comparable Properties

16 Lyons St CARNEGIE 3163 (REI) 4 2 2 2 Price: \$1,515,000 Method: Sold Before Auction Date: 05/12/2018 Rooms: - Property Type: House (Res) Land Size: 557 sqm approx	Agent Comments
38 Almond St CAULFIELD SOUTH 3162 (REI/VG) Price: \$1,380,000 Method: Auction Sale Date: 28/10/2018 Rooms: - Property Type: House (Res)	Agent Comments
347 Nepean Hwy BRIGHTON EAST 3187 (REI/VG) → 3 → 2 → 2 Price: \$1,375,000 Method: Auction Sale Date: 22/09/2018 Rooms: 4 Property Type: House (Res) Land Size: 543 sqm approx	Agent Comments

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