

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

335 Alma Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,931,250 Property Type House Suburb Caulfield North

Period - From 16/09/2018 to 15/09/2019 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	34 Orrong Cr CAULFIELD NORTH 3161	\$2,125,000	19/05/2019
2	348 Alma Rd CAULFIELD NORTH 3161	\$2,100,000	17/03/2019
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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.~~

This Statement of Information was prepared on: 16/09/2019 10:59

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

16/09/2018 - 15/09/2019: \$1,931,250



Property Type:

Agent Comments

Comparable Properties



34 Orrong Cr CAULFIELD NORTH 3161
(REI/VG)

Agent Comments



Price: \$2,125,000

Method: Auction Sale

Date: 19/05/2019

Rooms: 8

Property Type: House (Res)

Land Size: 650 sqm approx



348 Alma Rd CAULFIELD NORTH 3161
(REI/VG)

Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 17/03/2019

Rooms: 7

Property Type: House (Res)

Land Size: 935 sqm approx

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.