

jeckstein@wilsonagents.com.au

9526 1209 0419 419 199

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

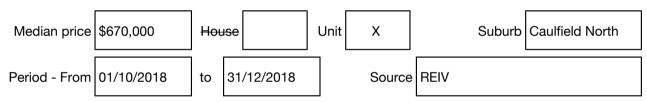
S 5/310 Alma Road, Caulfield North Vic 3161 d e

# Indicative selling price

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

| Range between \$800,000 | & | \$880,000 |  |
|-------------------------|---|-----------|--|
|-------------------------|---|-----------|--|

#### 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                              | 5/107 Hotham St BALACLAVA 3183       | \$1,011,000 | 03/03/2019   |
| 2                              | 3/33 Wanda Rd CAULFIELD NORTH 3161   | \$893,000   | 07/04/2019   |
| 3                              | 3/25 Lansdowne Rd ST KILDA EAST 3183 | \$860,000   | 13/03/2019   |

#### 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.

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889

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.



OWILSON



Rooms: Property Type: Villa Agent Comments Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price December quarter 2018: \$670,000

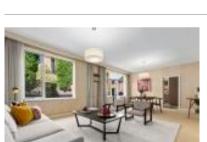
# **Comparable Properties**



5/107 Hotham St BALACLAVA 3183 (REI)



Price: \$1,011,000 Method: Auction Sale Date: 03/03/2019 Rooms: 4 Property Type: Villa



3/33 Wanda Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$893,000 Method: Auction Sale Date: 07/04/2019 Rooms: 5 Property Type: Apartment



3/25 Lansdowne Rd ST KILDA EAST 3183 (REI)



Price: \$860,000 Method: Sold Before Auction Date: 13/03/2019 Rooms: 4 Property Type: Apartment Agent Comments

Agent Comments

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