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	

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$680,500	Pro	operty Type Un	it		Suburb	Caulfield North
Period - From 01/07/2019	to	30/09/2019	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	15/20 Payne St CAULFIELD NORTH 3161	\$285,000	06/08/2019
2	4/12 St Huberts Rd CARNEGIE 3163	\$275,000	04/05/2019
3	2/14 Olive St CAULFIELD SOUTH 3162	\$260,000	04/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/10/2019 15:12





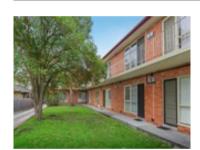




Property Type:Agent Comments

Indicative Selling Price \$275,000 Median Unit Price September quarter 2019: \$680,500

Comparable Properties



15/20 Payne St CAULFIELD NORTH 3161 (REI) Agent Comments

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Price: \$285,000 Method: Private Sale Date: 06/08/2019

Property Type: Apartment



4/12 St Huberts Rd CARNEGIE 3163 (REI)

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Price: \$275,000 **Method:** Auction Sale **Date:** 04/05/2019

Property Type: Apartment

Agent Comments



2/14 Olive St CAULFIELD SOUTH 3162 (REI)

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Price: \$260,000 **Method:** Private Sale **Date:** 04/05/2019

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



