

Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Date of sale

Generated: 23/10/2017 16:10

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sal | е |
|----------|---------|---------|---|
|----------|---------|---------|---|

| Address Including suburb and postcode | |
|---|--|
| | |

Indicative selling price

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

| Range between \$1,750,00 | 00 & | \$1,925,000 |
|--------------------------|------|-------------|
|--------------------------|------|-------------|

Median sale price

| Median price | \$2,320,000 | Hou | ise X | Unit | | Suburb | Caulfield North |
|---------------|-------------|-----|------------|------|--------|--------|-----------------|
| Period - From | 01/07/2017 | to | 30/09/2017 | | 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

| 1 | 363 Alma Rd CAULFIELD NORTH 3161 | \$2,025,000 | 09/05/2017 |
|---|-------------------------------------|-------------|------------|
| 2 | 97 Kambrook Rd CAULFIELD NORTH 3161 | \$2,000,000 | 20/09/2017 |
| 3 | 8 Charles St ELSTERNWICK 3185 | \$2,000,000 | 21/05/2017 |

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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Indicative Selling Price \$1,750,000 - \$1,925,000 **Median House Price** September quarter 2017: \$2,320,000



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Rooms:

Property Type: House Land Size: 527 sqm approx

Agent Comments

Comparable Properties



363 Alma Rd CAULFIELD NORTH 3161

(REI/VG)

Price: \$2,025,000

Method: Sold Before Auction

Date: 09/05/2017 Rooms: 7

Property Type: House Land Size: 613 sqm approx **Agent Comments**



97 Kambrook Rd CAULFIELD NORTH 3161

(REI)

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Price: \$2,000,000 Method: Private Sale Date: 20/09/2017 Rooms: 8

Property Type: House (Res) Land Size: 572 sqm approx

Agent Comments



8 Charles St ELSTERNWICK 3185 (REI)

Price: \$2,000,000 Method: Auction Sale

Rooms: 5

Property Type: House (Res) Land Size: 480 sqm approx

Date: 21/05/2017

Agent Comments





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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.

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