

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

9 Elmhurst Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,320,000 House ☒ 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	Date of sale
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.~~



 4/5  2.5  2

Rooms:

Property Type: House

Land Size: 527 sqm approx

Agent Comments

Comparable Properties



363 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,025,000

Method: Sold Before Auction

Date: 09/05/2017

Rooms: 7

Property Type: House

Land Size: 613 sqm approx



97 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  3  2

Price: \$2,000,000

Method: Private Sale

Date: 20/09/2017

Rooms: 8

Property Type: House (Res)

Land Size: 572 sqm approx



8 Charles St ELSTERNWICK 3185 (REI)

Agent Comments

 4  1  2

Price: \$2,000,000

Method: Auction Sale

Date: 21/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 480 sqm approx