

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 6a Aileen Avenue, Caulfield South Vic 3162

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,728,000 House X Unit Suburb Caulfield South

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	480 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,260,000	06/08/2017
2	3 Ellington St CAULFIELD SOUTH 3162	\$1,246,000	05/08/2017
3	493 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,120,000	28/10/2017

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.



2
 1
 1

Rooms:
Property Type: House (Res)
Land Size: 335 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000

Median House Price
 September quarter 2017: \$1,728,000

Comparable Properties



480 Hawthorn Rd CAULFIELD SOUTH 3162
 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,260,000
Method: Auction Sale
Date: 06/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 406 sqm approx



3 Ellington St CAULFIELD SOUTH 3162
 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,246,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 366 sqm approx



493 Hawthorn Rd CAULFIELD SOUTH 3162
 (REI)

Agent Comments

3
 2
 1

Price: \$1,120,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 293 sqm approx