

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	6a Aileen Avenue, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,728,000	Hou	ise X	Unit		Subur	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

,	and on the man of property		Date of care
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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





Price

Date of sale

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hockingstuart





Rooms:

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

Agent Comments

Indicative Selling Price \$1,200,000 **Median House Price** September guarter 2017: \$1,728,000

Comparable Properties



480 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)





Price: \$1,260,000 Method: Auction Sale Date: 06/08/2017

Rooms: 5

Property Type: House (Res) Land Size: 406 sqm approx

Agent Comments



3 Ellington St CAULFIELD SOUTH 3162

(REI/VG)





Price: \$1,246,000 Method: Auction Sale Date: 05/08/2017 Rooms: 4

Property Type: House (Res) Land Size: 366 sqm approx

Agent Comments



493 Hawthorn Rd CAULFIELD SOUTH 3162

(REI)





Price: \$1,120,000 Method: Auction Sale Date: 28/10/2017

Rooms: 4

Property Type: House (Res) Land Size: 293 sqm approx

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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