

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

10 Clarinda Street, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$3,100,000

Median sale price

Median price

\$1,660,000

House

X

Unit

Suburb

Caulfield South

Period - From

01/10/2016

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	14 Rowan St ELSTERNWICK 3185	\$3,750,000	13/08/2017
2	147 Kooyong Rd CAULFIELD NORTH 3161	\$3,560,000	04/06/2017
3	25 Gladstone Pde ELSTERNWICK 3185	\$3,220,000	05/08/2017

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
  2
  3

Rooms:
Property Type: House
Land Size: 842.973 sqm approx

Agent Comments

Exquisite elegance in an irresistible location Positioned in this pristine treelined streetscape and only seconds from thriving Glenhuntly Road, this gracious Victorian family residence exudes character and charm whilst benefiting from impressive contemporary additions,

Indicative Selling Price

\$3,100,000

Median House Price

Year ending September 2017: \$1,660,000

Comparable Properties



14 Rowan St ELSTERNWICK 3185 (REI)

Agent Comments

 5
  2
  4

Price: \$3,750,000
Method: Auction Sale
Date: 13/08/2017
Rooms: 7
Property Type: House (Res)
Land Size: 952 sqm approx



147 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4
  1
  4

Price: \$3,560,000
Method: Auction Sale
Date: 04/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1104 sqm approx



25 Gladstone Pde ELSTERNWICK 3185 (REI)

Agent Comments

 5
  2
  2

Price: \$3,220,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 9
Property Type: House (Res)
Land Size: 780 sqm approx