

14/2 Gibson Street, Caulfield East Vic 3145



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median House Price
Year ending March 2017: \$1,335,000

Comparable Properties

1/1264 Glen Huntly Rd CARNEGIE 3163 (VG) **Agent Comments**

2 - -

Price: \$418,000
Method: Sale
Date: 07/02/2017
Rooms: -
Property Type: Strata Unit/Flat



159/115 Neerim Rd GLEN HUNTLY 3163 (REI) **Agent Comments**

2 1 1

Price: \$411,000
Method: Private Sale
Date: 25/05/2017
Rooms: 3
Property Type: Apartment



106/907 Dandenong Rd MALVERN EAST 3145 (REI) **Agent Comments**

2 1 1

Price: \$410,000
Method: Sold Before Auction
Date: 22/06/2017
Rooms: 3
Property Type: Apartment

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

14/2 Gibson Street, Caulfield East Vic 3145

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$1,335,000

House

X

Suburb

Caulfield East

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/1264 Glen Huntly Rd CARNEGIE 3163	\$418,000	07/02/2017
159/115 Neerim Rd GLEN HUNTLY 3163	\$411,000	25/05/2017
106/907 Dandenong Rd MALVERN EAST 3145	\$410,000	22/06/2017