

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	6 Curraweena Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,290,000	&	\$1,419,000
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Median sale price

Median price	\$1,605,000	Hou	ıse X	Unit		Suburb	Caulfield South
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	48a Morgan St CARNEGIE 3163	\$1,380,000	10/04/2017
2	2a Lockhart St CAULFIELD 3162	\$1,380,000	09/04/2017
3	1/2 Marara Rd CAULFIELD SOUTH 3162	\$1,350,000	14/05/2017

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.





hockingstuart









Rooms:

Property Type: Townhouse

(Single)

Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price \$1,290,000 - \$1,419,000 **Median House Price** June guarter 2017: \$1,605,000

Comparable Properties



48a Morgan St CARNEGIE 3163 (REI/VG)





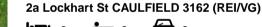
Price: \$1,380,000 Method: Private Sale Date: 10/04/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 298 sqm approx

Agent Comments

Inferior location Smaller land





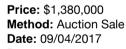






Agent Comments

Smaller land Less accomodation



Rooms: 5

Property Type: Townhouse (Res) Land Size: 195 sqm approx



1/2 Marara Rd CAULFIELD SOUTH 3162 (REI)







Price: \$1,350,000 Method: Auction Sale Date: 14/05/2017

Rooms: 8

Property Type: Townhouse (Res) Land Size: 365 sqm approx

Agent Comments

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





Generated: 09/08/2017 15:34