

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

6 Curraweena Road, Caulfield South Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,290,000

&

\$1,419,000

Median sale price

Median price \$1,605,000

House

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.

	Address 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.



4
 3
 3

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 quarter 2017: \$1,605,000

Comparable Properties



48a Morgan St CARNEGIE 3163 (REI/VG)

3
 2
 2

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



2a Lockhart St CAULFIELD 3162 (REI/VG)

3
 2
 2

Price: \$1,380,000
Method: Auction Sale
Date: 09/04/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Agent Comments

Smaller land Less accomodation



1/2 Marara Rd CAULFIELD SOUTH 3162 (REI)

4
 2
 2

Price: \$1,350,000
Method: Auction Sale
Date: 14/05/2017
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Agent Comments