

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 4 Moodie Street, Caulfield East Vic 3145

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price*

Median price \$1,550,000 House X Unit Suburb Caulfield East

Period - From 17/07/2017 to 17/10/2017 Source RP Data

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	24 Clifton St CAULFIELD EAST 3145	\$1,609,000	02/09/2017
2	18 Derby Cr CAULFIELD EAST 3145	\$1,580,000	03/12/2017
3	26 Derby Cr CAULFIELD EAST 3145	\$1,320,000	18/11/2017

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.



3
 -
 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 538 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price *

17/07/2017 - 17/10/2017: \$1,550,000

* Agent calculated median

Comparable Properties

**24 Clifton St CAULFIELD EAST 3145 (REI/VG)**

Agent Comments

4
 2
 1

Extra 100m2 or so of land, so bigger and more usable back yard. Better Position.

Price: \$1,609,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 667 sqm approx

**18 Derby Cr CAULFIELD EAST 3145 (REI)**

Agent Comments

4
 2
 1

Newer renovation, better layout

Price: \$1,580,000

Method: Auction Sale

Date: 03/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 489 sqm approx

**26 Derby Cr CAULFIELD EAST 3145 (REI)**

Agent Comments

4
 2
 1

Slightly smaller land but better layout and newer Reno

Price: \$1,320,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)