

Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale												
Address Including suburb and postcode		3a Ellington Street, Caulfield South Vic 3162										
Indicative selli	ng pric	e										
For the meaning	of this p	rice see	cons	sume	er.vic.gov.	au/u	nder	quoting				
Range between \$900,0		000		&			\$990,000					
Median sale pı	rice											
Median price	\$1,440,	000	Ηοι	ıse	Х	Ur	nit _			Suburb	Caulfield South	
Period - From	01/04/2	018	to	30/0	06/2018			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	50 Scott St CAULFIELD SOUTH 3162	\$981,000	23/06/2018
2	1/16 Glencoe St CAULFIELD NORTH 3161	\$980,000	18/03/2018
3	2/61 Clarence St ELSTERNWICK 3185	\$965,000	05/05/2018

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.

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> **Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** June guarter 2018: \$1,440,000









Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



50 Scott St CAULFIELD SOUTH 3162 (REI)

-2







Price: \$981,000 Method: Auction Sale

Date: 23/06/2018 Rooms: 3

Property Type: House (Res) Land Size: 320 sqm approx Agent Comments



1/16 Glencoe St CAULFIELD NORTH 3161 (REI/VG)







Price: \$980,000 Method: Auction Sale Date: 18/03/2018

Rooms: 7

Property Type: House (Res) Land Size: 611 sqm approx **Agent Comments**



2/61 Clarence St ELSTERNWICK 3185 (REI)

___ 2





Agent Comments

Price: \$965,000 Method: Auction Sale Date: 05/05/2018

Rooms: -

Property Type: Villa

Land Size: 343 sqm approx

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