

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

8/2 Edith Street, Caulfield North Vic 3161

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$661,000

House

Unit

X

Suburb

Caulfield North

Period - From 01/10/2017

to

31/12/2017

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	2/38 Northcote Rd ARMADALE 3143	\$688,000	19/12/2017
2	6/35 Kooyong Rd CAULFIELD NORTH 3161	\$685,000	17/12/2017
3	1/192 Alma Rd ST KILDA EAST 3183	\$675,000	10/12/2017

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.

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 2  1  1

Rooms:
Property Type: Unit

Agent Comments

Stylish, Spacious and Convenient..... As good as it gets! This recently renovated, solid brick, 2 bedrooms, oversized 1960's apartment in a boutique complex of only 10, is the ideal choice for both owner occupiers and investors alike.

Indicative Selling Price

\$540,000 - \$594,000

Median Unit Price

December quarter 2017: \$661,000

Comparable Properties



2/38 Northcote Rd ARMADALE 3143 (VG)

Agent Comments

 2  -  -

Price: \$688,000

Method: Sale

Date: 19/12/2017

Rooms: -

Property Type: Strata Unit/Flat



6/35 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$685,000

Method: Auction Sale

Date: 17/12/2017

Rooms: -

Property Type: Apartment



1/192 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  2

Price: \$675,000

Method: Auction Sale

Date: 10/12/2017

Rooms: 4

Property Type: Apartment