

# 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

3/14 Alder Street, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$380,000

### Median sale price

Median price

\$840,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/04/2019

to

31/03/2020

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	5/6 Ripon Gr ELSTERNWICK 3185	\$396,000	07/11/2019
2	4/113 Eskdale Rd CAULFIELD NORTH 3161	\$395,000	17/01/2020
3	4/1 Leila Rd ORMOND 3204	\$385,000	15/02/2020

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.~~

This Statement of Information was prepared on:

07/05/2020 13:24



1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$380,000

**Median Unit Price**

Year ending March 2020: \$840,000

## Comparable Properties



**5/6 Ripon Gr ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$396,000

**Method:** Private Sale

**Date:** 07/11/2019

**Property Type:** Apartment



**4/113 Eskdale Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 17/01/2020

**Rooms:** 2

**Property Type:** Apartment



**4/1 Leila Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$385,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** Apartment