

#### 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	1/4 Marara Road, Caulfield South Vic 3162

#### Indicative selling price

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

Range between	\$950,000	&	\$1,045,000

#### Median sale price

Median price	\$1,425,000	Hou	ıse X	Unit			Suburb	Caulfield South
Period - From	01/10/2018	to	31/12/2018		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.

### Address of comparable property

1	6/13 Manchester Gr GLEN HUNTLY 3163	\$1,021,000	25/08/2018
2	1/3 Hinton Rd GLEN HUNTLY 3163	\$1,015,000	19/11/2018
3	16 Hinton Rd GLEN HUNTLY 3163	\$960,000	01/10/2018

#### 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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



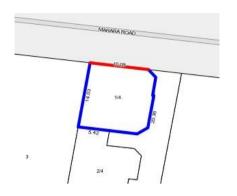


Price

Date of sale

Generated: 11/02/2019 11:02







Rooms:

Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$950,000 - \$1,045,000 **Median House Price** December guarter 2018: \$1,425,000

## Comparable Properties



6/13 Manchester Gr GLEN HUNTLY 3163

(REI/VG)

**=**3

Price: \$1,021,000 Method: Auction Sale Date: 25/08/2018

Rooms: 5

Property Type: Townhouse (Res) Land Size: 196 sqm approx

Agent Comments

1/3 Hinton Rd GLEN HUNTLY 3163 (REI/VG)

**=**3

2



Price: \$1,015,000 Method: Private Sale Date: 19/11/2018

Rooms: 7

Property Type: Townhouse (Res) Land Size: 204 sqm approx

Agent Comments



16 Hinton Rd GLEN HUNTLY 3163 (REI/VG)

**9** 3





Price: \$960,000 Method: Private Sale Date: 01/10/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 188 sqm approx

**Agent Comments** 

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





Generated: 11/02/2019 11:02