

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 Malvern Grove, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,810,000 House X Unit Suburb Caulfield North

Period - From 01/04/2018 to 31/03/2019 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	380 Alma Rd CAULFIELD NORTH 3161	\$1,465,000	15/09/2018
2	754 Inkerman Rd CAULFIELD NORTH 3161	\$1,300,000	16/03/2019
3	21 Hawthorn Av CAULFIELD NORTH 3161	\$1,250,000	14/10/2018

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.

1 Malvern Grove, Caulfield North Vic 3161

hockingstuart

Todd Newton

03 8532 5200

0412568313

tnewton@hockingstuart.com.au



3+ 2 0

Property Type: House

Land Size: 400 sqm approx

Indicative Selling Price

\$1,300,000-\$1,400,000

Median House Price

Year ending March 2019: \$1,810,000

Comparable Properties



380 Alma Rd CAULFIELD NORTH 3161
(REI/VG)

3 2 2

Price: \$1,465,000

Method: Private Sale

Date: 15/09/2018

Rooms: 5

Property Type: House

Land Size: 495 sqm approx



754 Inkerman Rd CAULFIELD NORTH 3161
(REI)

4 1 1

Price: \$1,300,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)



21 Hawthorn Av CAULFIELD NORTH 3161
(REI/VG)

3 1 1

Price: \$1,250,000

Method: Auction Sale

Date: 14/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 378 sqm approx

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018

Updated 13/05/2019 11.11AM



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.