

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 1/11-15 Roselea Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$840,000 House Unit X Suburb Caulfield South

Period - From 01/01/2019 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	7a Daniell Cr CAULFIELD 3162	\$880,000	27/03/2019
2	1/70 Filbert St CAULFIELD SOUTH 3162	\$860,000	19/05/2019
3	3/23-25 Shoobra Rd ELSTERNWICK 3185	\$851,000	31/03/2019

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.



 2  2  2

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price

\$750,000-\$820,000

Median Unit Price

March quarter 2019: \$840,000

Comparable Properties



7a Daniell Cr CAULFIELD 3162 (REI/VG)

Agent Comments

 2  1  2

Price: \$880,000

Method: Sold Before Auction

Date: 27/03/2019

Rooms: 3

Property Type: Unit

Land Size: 220 sqm approx



1/70 Filbert St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2  1  2

Price: \$860,000

Method: Auction Sale

Date: 19/05/2019

Rooms: 4

Property Type: Unit



3/23-25 Shoobra Rd ELSTERNWICK 3185 (REI)

Agent Comments

 2  1  2

Price: \$851,000

Method: Auction Sale

Date: 31/03/2019

Rooms: 3

Property Type: Unit