

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	31a Aileen Avenue, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$945,000	&	\$1,039,500

Median sale price

Median price	\$1,728,000	Hou	ıse X	Unit		Suburb	Caulfield South
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	111 Nepean Hwy ELSTERNWICK 3185	\$1,060,000	27/05/2017
2	213 Bambra Rd CAULFIELD SOUTH 3162	\$962,500	21/05/2017
3	485 Hawthorn Rd CAULFIELD SOUTH 3162	\$960,000	24/06/2017

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.

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





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Rooms: 7

Property Type: House -

Semi-detached

Land Size: 470 sqm approx

Agent Comments

Indicative Selling Price \$945,000 - \$1,039,500 Median House Price September quarter 2017: \$1,728,000

* Please be advised that two comparables that we selected for Aileen Ave we believe are comparable due to the fact they all had the addition of an extra "Dining Room" or 3rd bedroom therefore the properties are realistically similar in terms of size and room count.

Comparable Properties



111 Nepean Hwy ELSTERNWICK 3185

(REI/VG)

43 **•**

2

Price: \$1,060,000 **Method:** Auction Sale **Date:** 27/05/2017

Rooms: 4

Property Type: House (Res) **Land Size:** 306 sqm approx

Agent Comments

Agent Comments



213 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

-2





Price: \$962,500 **Method:** Auction Sale **Date:** 21/05/2017

Rooms: 3

Property Type: House (Res)



485 Hawthorn Rd CAULFIELD SOUTH 3162

(REI)

•

6 3

Price: \$960,000 Method: Auction Sale Date: 24/06/2017 Rooms: 4

Property Type: House Land Size: 294 sqm approx

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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.