

Todd Newton 03 8532 5200 0412568313 tnewton@hockingstuart.com.au

#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
-----------------	---------	-----	------

Address Including suburb and postcode	274 Bambra Road, Caulfield South Vic 3162
ndicative selling pric	ee

#### Ir

Fartha magning of this	orioo ooo oonayamar vio	any autunderauetina
For the meaning of this	once see consumer.vic.	gov.au/underquoting

Range between	\$800,000	&	\$880,000
		i .	

#### Median sale price

Median price	\$1,425,000	Ηοι	use X	Unit		Sub	ourb	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.

Ad	dress of comparable property	Price	Date of sale
1	72 Almond St CAULFIELD SOUTH 3162	\$892,000	15/11/2018
2	36 Lygon St CAULFIELD SOUTH 3162	\$855,000	27/10/2018
3	1/29 Lillimur Rd ORMOND 3204	\$808,500	20/11/2018

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





Generated: 24/01/2019 17:25

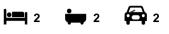
# hockingstuart

**Todd Newton** 03 8532 5200 0412568313 tnewton@hockingstuart.com.au

\$800,000 - \$880,000 **Median House Price** December quarter 2018: \$1,425,000

**Indicative Selling Price** 





Rooms:

Property Type: House (Res)

Agent Comments

## Comparable Properties



72 Almond St CAULFIELD SOUTH 3162 (REI/VG)



Price: \$892.000

Method: Sold After Auction

Date: 15/11/2018

Rooms: -

Property Type: House - Semi-detached

Land Size: 309 sqm approx

Agent Comments



36 Lygon St CAULFIELD SOUTH 3162 (REI)

**--** 2





Price: \$855,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: House (Res) Land Size: 364 sqm approx **Agent Comments** 



1/29 Lillimur Rd ORMOND 3204 (REI/VG)

**=** 2



Price: \$808,500 Method: Private Sale Date: 20/11/2018

Rooms: -

Property Type: House

**Agent Comments** 

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





Generated: 24/01/2019 17:25