

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

102/2 Cedar Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$852,500 House Unit X Suburb Caulfield South

Period - From 01/04/2018 to 30/06/2018 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	Price	Date of sale
1	1/11 Roseberry Gr GLEN HUNTLY 3163	\$492,000	07/10/2018
2	6/27 Venus St CAULFIELD SOUTH 3162	\$469,000	06/08/2018
3	109/115 Neerim Rd GLEN HUNTLY 3163	\$435,500	28/07/2018

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.



2
 1
 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

June quarter 2018: \$852,500

Comparable Properties



1/11 Roseberry Gr GLEN HUNTLY 3163 (REI)

Agent Comments

2
 1
 1

Price: \$492,000

Method: Auction Sale

Date: 07/10/2018

Rooms: -

Property Type: Apartment



6/27 Venus St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2
 1
 1

Price: \$469,000

Method: Private Sale

Date: 06/08/2018

Rooms: -

Property Type: Apartment



109/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2
 1
 1

Price: \$435,500

Method: Auction Sale

Date: 28/07/2018

Rooms: 3

Property Type: Apartment