

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address Including suburb and	3/3- 5 Gardenvale Road, Caulfield South Vic 3162
postcode	

Indicative selling price

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

hange between \$500,000	Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$794,500	Hou	se	Unit	х		Suburb	Caulfield South
Period - From	01/10/2017	to	31/12/2017		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.

Address of comparable property Price Date of sale

1	4/3 Gardenvale Rd CAULFIELD SOUTH 3162	\$585,000	09/09/2017
2	8/454 Kooyong Rd CAULFIELD SOUTH 3162	\$577,000	26/08/2017
3	4/19 Trevascus St CAULFIELD SOUTH 3162	\$515,000	11/12/2017

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 - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

2 Bedroom plus formal lounge separate kitchen and lock up garage.

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** December quarter 2017: \$794,500

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



4/3 Gardenvale Rd CAULFIELD SOUTH 3162 (REI/VG)

-2





Price: \$585.000 Method: Auction Sale Date: 09/09/2017

Rooms: 3

Property Type: Apartment



8/454 Kooyong Rd CAULFIELD SOUTH 3162

(VG)







Price: \$577,000 Method: Sale Date: 26/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/19 Trevascus St CAULFIELD SOUTH 3162

(REI)







Price: \$515,000 Method: Private Sale Date: 11/12/2017

Rooms: -

Property Type: Apartment

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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.