

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

3/3- 5 Gardenvale Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$794,500 House Unit X 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.



 2  1  1

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

Comparable Properties



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

Agent Comments

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Price: \$585,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: Apartment



8/454 Kooyong Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

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Price: \$577,000

Method: Sale

Date: 26/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/19 Trevascus St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 11/12/2017

Rooms: -

Property Type: Apartment