

## 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

2/16 Glencoe Street, Caulfield North Vic 3161

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&amp;

\$1,300,000

**Median sale price**

Median price \$725,000

House

Unit

X

Suburb

Caulfield North

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	1/2 Miriam St CAULFIELD 3162	\$1,305,000	26/05/2018
2	8a Larch St CAULFIELD SOUTH 3162	\$1,280,000	16/06/2018
3	2/134 Bambra Rd CAULFIELD 3162	\$1,271,000	06/05/2018

**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.



3 2 2

**Rooms:** 5

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**1/2 Miriam St CAULFIELD 3162 (REI)**

Agent Comments

3 2 2

**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 244 sqm approx



**8a Larch St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3 1 2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 467 sqm approx



**2/134 Bambra Rd CAULFIELD 3162 (REI)**

Agent Comments

3 2 2

**Price:** \$1,271,000

**Method:** Auction Sale

**Date:** 06/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 418 sqm approx