

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

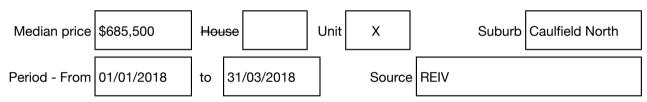
7/61 Halstead Street, Caulfield North Vic 3161

Indicative selling price

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

| Range between | \$270,000 | & | \$297,000 | |
|---------------|-----------|---|-----------|--|
| | | | | |

Median sale price



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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---|-----------|--------------|
| 1 | 8/11 Tattenham St CAULFIELD EAST 3145 | \$283,000 | 14/04/2018 |
| 2 | 9/2a Bates St MALVERN EAST 3145 | \$276,000 | 05/03/2018 |
| 3 | 18/41 Northcote Av CAULFIELD NORTH 3161 | \$255,000 | 25/03/2018 |

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 - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

Generated: 12/06/2018 15:42

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.







Rooms: Property Type: Unit Land Size: 845.973999023438 sqm approx Agent Comments Indicative Selling Price \$270,000 - \$297,000 Median Unit Price March quarter 2018: \$685,500

Comparable Properties



8/11 Tattenham St CAULFIELD EAST 3145 (REI)



Price: \$283,000 Method: Auction Sale Date: 14/04/2018 Rooms: -Property Type: Apartment



9/2a Bates St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$276,000 Method: Private Sale Date: 05/03/2018 Rooms: 2 Property Type: Apartment



18/41 Northcote Av CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$255,000 Method: Auction Sale Date: 25/03/2018 Rooms: 3 Property Type: Unit

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900

propertydata

Generated: 12/06/2018 15:42

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.

Agent Comments