

## 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 208/127 Murray Street, Caulfield Vic 3162

#### Indicative selling price

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

Range between \$580,000

&

\$620,000

#### Median sale price

Median price \$770,000

House

Unit

X

Suburb

Caulfield

Period - From 01/04/2019

to

30/06/2019

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 | 101/464 Hawthorn Rd CAULFIELD SOUTH 3162  | \$606,000 | 04/05/2019   |
| 2 | 501/28 Riddell Pde ELSTERNWICK 3185       | \$595,688 | 14/02/2019   |
| 3 | 3/874 Glen Huntly Rd CAULFIELD SOUTH 3162 | \$580,000 | 15/03/2019   |

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 2 1

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

June quarter 2019: \$770,000

## Comparable Properties

**101/464 Hawthorn Rd CAULFIELD SOUTH  
3162 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$606,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Rooms:** -

**Property Type:** Apartment



**501/28 Riddell Pde ELSTERNWICK 3185  
(REI/VG)**

Agent Comments

2 2 1

**Price:** \$595,688

**Method:** Private Sale

**Date:** 14/02/2019

**Rooms:** 3

**Property Type:** Apartment



**3/874 Glen Huntly Rd CAULFIELD SOUTH  
3162 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 15/03/2019

**Rooms:** 3

**Property Type:** Apartment