

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	208/127 Murray Street, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$620,000

Median sale price

Median price	\$770,000	Hou	ıse	Unit	Х	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.





Generated: 24/07/2019 16:59







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)

3162 (KEI/VG)

🛌 2 瞴 1 🛱

Price: \$606,000 Method: Auction Sale Date: 04/05/2019

Rooms: -

Property Type: Apartment

Agent Comments



501/28 Riddell Pde ELSTERNWICK 3185

(REI/VG)

2 🙀 2

Price: \$595,688 Method: Private Sale Date: 14/02/2019

Rooms: 3

Property Type: Apartment

Agent Comments



3162 (REI/VG)

2 - 1

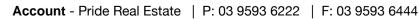
Price: \$580,000

Method: Sold Before Auction

Date: 15/03/2019 Rooms: 3

Property Type: Apartment

Agent Comments







Generated: 24/07/2019 16:59