Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

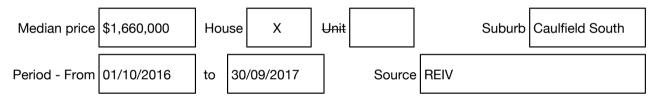
| Address | 36 Poplar Street, Caulfield South Vic 3162 | | |
|----------------------|--|--|--|
| Including suburb and | | | |
| postcode | | | |
| | | | |

Indicative selling price

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

| Range between | \$1,575,000 | & | \$1,732,500 | |
|---------------|-------------|---|-------------|--|
| | | | | |

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.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-----------------------------------|-------------|--------------|
| 1 | 13 Royal Pde CAULFIELD SOUTH 3162 | \$2,050,000 | 09/11/2017 |
| 2 | 27 Poplar St CAULFIELD SOUTH 3162 | \$1,655,000 | 11/10/2017 |
| 3 | 56 Teak St CAULFIELD SOUTH 3162 | \$1,576,000 | 21/10/2017 |

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.

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

propertydata

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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: House (Previously Occupied - Detached) Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price \$1,575,000 - \$1,732,500 Median House Price Year ending September 2017: \$1,660,000

Modern Style Enhances Period Charm, This pretty as a picture 4 bedroom / 2 bathroom period home has been stylishly renovated and extended to exceed both the expectations and requirements of modern family living. Ideally located in a prime residential pocket adjacent to Glenhuntly Rd lifestyle attractions with transport, schools and parks within easy reach plus the convenience of a low maintenance allotment for easy living

Comparable Properties

| 13 Royal Pde CAULFIELD SOUTH 3162 (REI) 13 Royal Pde CAULFIELD SOUTH 3162 (REI) | Agent Comments |
|--|----------------|
| Price: \$2,050,000 Method: Sold Before Auction Date: 09/11/2017 Rooms: 7 Property Type: House (Res) Land Size: 538 sqm approx | |
| 27 Poplar St CAULFIELD SOUTH 3162 (REI) | Agent Comments |
| Price: \$1,655,000 Method: Sold Before Auction Date: 11/10/2017 Rooms: 4 Property Type: House - Semi-detached Land Size: 306 sqm approx | _ |
| 56 Teak St CAULFIELD SOUTH 3162 (REI) 4 🍎 2 🋱 2 | Agent Comments |
| 4 2 2 2 Price: \$1,576,000 Method: Auction Sale Date: 21/10/2017 Rooms: 6 Property Type: House - Semi-detached | _ |

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