

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.~~



 4  2  1

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

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

Agent Comments

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) **Agent Comments**

 4  2  2

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**

 3  2  2

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) **Agent Comments**

 4  2  2

Price: \$1,576,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 6
Property Type: House - Semi-detached