

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	1/18 Payne Street, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$2,320,000	Hou	use X	Unit		Suburb	Caulfield North
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	22 Stanley Pde CAULFIELD NORTH 3161	\$1,270,000	29/10/2017
2	1/24 Marriott St CAULFIELD 3162	\$1,210,000	21/05/2017
3	1/29 Laura St CAULFIELD SOUTH 3162	\$1,200,000	09/07/2017

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: 9520 9000 | F: 9533 6140

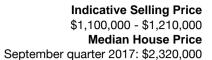




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Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



22 Stanley Pde CAULFIELD NORTH 3161 (REI) Agent Comments

1 3 **1**

Price: \$1,270,000 **Method:** Auction Sale **Date:** 29/10/2017

Rooms: 5

Property Type: House (Res)



1/24 Marriott St CAULFIELD 3162 (REI/VG)

Price: \$1,210,000 **Method:** Auction Sale **Date:** 21/05/2017

Rooms: 6

Property Type: Unit



1/29 Laura St CAULFIELD SOUTH 3162

(REI/VG)

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Price: \$1,200,000 **Method:** Auction Sale **Date:** 09/07/2017

Rooms: 6

Property Type: House (Res)

Agent Comments

Agent Comments

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