

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

2/486 Glen Eira Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$880,000 House Unit X Suburb Caulfield

Period - From 01/10/2018 to 31/12/2018 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	12/573-577 Glen Huntly Rd ELSTERNWICK 3185	\$590,000	31/10/2018
2	18/65 Station St MALVERN 3144	\$570,000	24/11/2018
3	4/363 Balaclava Rd CAULFIELD NORTH 3161	\$553,000	03/09/2018

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 1 1

Rooms:

Property Type: Unit

Land Size: 91 sqm approx

Agent Comments

Comparable Properties



**12/573-577 Glen Huntly Rd ELSTERNWICK
3185 (REI/VG)**

Agent Comments

2 1 1

Price: \$590,000

Method: Sold Before Auction

Date: 31/10/2018

Rooms: 4

Property Type: Apartment



18/65 Station St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Apartment



**4/363 Balaclava Rd CAULFIELD NORTH 3161
(REI/VG)**

Agent Comments

2 1 1

Price: \$553,000

Method: Private Sale

Date: 03/09/2018

Rooms: -

Property Type: Apartment