

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 2/333 North Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$465,000 & \$511,500

Median sale price

Median price \$952,000 House Unit X Suburb Caulfield South

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.

	Address of comparable property	Price	Date of sale
1	12/26 Lillimur Rd ORMOND 3204	\$466,500	13/08/2017
2	202/464 Hawthorn Rd CAULFIELD SOUTH 3162	\$480,000	03/09/2017
3	8/3 Rosedale Av GLEN HUNTLY 3163	\$510,000	05/08/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$465,000 - \$511,500
Median Unit Price
September quarter 2017: \$952,000

Comparable Properties



12/26 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$466,500
Method: Sold After Auction
Date: 13/08/2017
Rooms: 4
Property Type: Apartment



202/464 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 03/09/2017
Rooms: 3
Property Type: Apartment



8/3 Rosedale Av GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$510,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: Apartment