

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	396 Glen Eira Road, Caulfield Vic 3162
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,877,500	House	X	Unit		Suburb	Caulfield
Period - From	01/07/2016	to	30/06/2017	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	21 Holland Gr CAULFIELD NORTH 3161	\$1,600,000	12/05/2017
2	5 Kambrook Rd CAULFIELD NORTH 3161	\$1,600,000	13/05/2017
3	419 Kooyong Rd ELSTERNWICK 3185	\$1,417,000	26/03/2017

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.~~

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2017: \$1,877,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



21 Holland Gr CAULFIELD NORTH 3161 (VG)

Agent Comments



Price: \$1,600,000

Method: Sale

Date: 12/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 374 sqm approx



5 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)



419 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,417,000

Method: Auction Sale

Date: 26/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 470 sqm approx