



2 -

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$485,000 - \$533,500
Median Unit Price
June quarter 2017: \$740,000

Comparable Properties



7/182 Sycamore St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

2 1 1

Price: \$529,000
Method: Private Sale
Date: 28/05/2017
Rooms: 3
Property Type: Apartment



1/12 Roseberry Gr GLEN HUNTLY 3163 (REI) **Agent Comments**

2 1 1

Price: \$501,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 3
Property Type: Unit



3/178 Sycamore St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

2 1 1

Price: \$490,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 4
Property Type: Apartment

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 8/123 Murray Street, Caulfield Vic 3162

Indicative selling price

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

Range between \$485,000 & \$533,500

Median sale price

Median price \$740,000 Unit X Suburb Caulfield

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7/182 Sycamore St CAULFIELD SOUTH 3162	\$529,000	28/05/2017
1/12 Roseberry Gr GLEN HUNTLY 3163	\$501,000	22/07/2017
3/178 Sycamore St CAULFIELD SOUTH 3162	\$490,000	29/04/2017