

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

101A/8 Station Street, Caulfield North Vic 3161

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

\$660,000

 Property Type

Unit

 Suburb

Caulfield North

Period - From

01/10/2019

 to

31/12/2019

 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	302/18 Etna St GLEN HUNTLY 3163	\$637,000	22/03/2020
2	10/153 Hawthorn Rd CAULFIELD NORTH 3161	\$600,000	05/02/2020
3	7/2 Gibson St CAULFIELD EAST 3145	\$599,000	17/12/2019

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.~~

This Statement of Information was prepared on:

09/04/2020 08:00



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2019: \$660,000

Comparable Properties



302/18 Etna St GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$637,000
Method: Auction Sale
Date: 22/03/2020
Property Type: Apartment



10/153 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 05/02/2020
Property Type: Strata Unit/Flat



7/2 Gibson St CAULFIELD EAST 3145 (REI/VG)

Agent Comments



Price: \$599,000
Method: Private Sale
Date: 17/12/2019
Rooms: 3
Property Type: Townhouse (Res)