

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	2/662 Inkerman Rd CAULFIELD NORTH 3161	\$1,170,000	22/10/2017
2	2/167 Kambrook Rd CAULFIELD 3162	\$1,140,000	23/11/2017
3	2/318 Orrong Rd CAULFIELD NORTH 3161	\$1,067,500	29/10/2017

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.

Rochelle Butt
0395259222
0412707033

rochelle@rodneymorley.com.au

Indicative Selling Price
\$1,150,000 - \$1,250,000

Median Unit Price
December quarter 2017: \$661,000



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



2/662 Inkerman Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)

3 2 2

Price: \$1,170,000
Method: Auction Sale
Date: 22/10/2017
Rooms: 5
Property Type: Unit



2/167 Kambrook Rd CAULFIELD 3162 (VG) **Agent Comments**

3 - -

Price: \$1,140,000
Method: Sale
Date: 23/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 321 sqm approx



2/318 Orrong Rd CAULFIELD NORTH 3161 **Agent Comments**
(REI)

3 1 1

Price: \$1,067,500
Method: Auction Sale
Date: 29/10/2017
Rooms: 5
Property Type: Villa