

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	40 Kambrook Rd CAULFIELD NORTH 3161	\$1,315,000	25/02/2018
2	6/12 Parkside St ELSTERNWICK 3185	\$1,280,000	12/05/2018
3	4/649-657 Inkerman Rd CAULFIELD NORTH 3161	\$1,262,500	22/06/2018

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
\$1,200,000 - \$1,320,000

Median Unit Price
March quarter 2018: \$920,000



4 4 4

Rooms:
Property Type: Townhouse
Land Size: 231 sqm approx
Agent Comments

Comparable Properties



40 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,315,000
Method: Auction Sale
Date: 25/02/2018
Rooms: 6
Property Type: House (Res)
Land Size: 308 sqm approx



6/12 Parkside St ELSTERNWICK 3185 (REI) **Agent Comments**

3 2 1

Price: \$1,280,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 5
Property Type: Townhouse (Res)



4/649-657 Inkerman Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

3 2 2

Price: \$1,262,500
Method: Private Sale
Date: 22/06/2018
Rooms: -
Property Type: Townhouse (Single)