

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

Single price

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	716 Inkerman Rd CAULFIELD NORTH 3161	\$2,390,000	15/10/2017
2	14 Downshire Rd ELSTERNWICK 3185	\$2,300,000	24/03/2018
3	22 Murchison St ST KILDA EAST 3183	\$2,205,000	21/01/2018

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.



 3
  1
  1

Rooms:**Property Type:** House (Res)**Land Size:** 700 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000

Median House Price

Year ending June 2018: \$2,100,000

Comparable Properties



716 Inkerman Rd CAULFIELD NORTH 3161
(REI/VG)

Agent Comments

 4
  2
  2

Price: \$2,390,000**Method:** Auction Sale**Date:** 15/10/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 678 sqm approx

14 Downshire Rd ELSTERNWICK 3185
(REI/VG)

Agent Comments

 2
  1
  2

Price: \$2,300,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 669 sqm approx

22 Murchison St ST KILDA EAST 3183 (VG)

Agent Comments

 3
  -
  -

Price: \$2,205,000**Method:** Sale**Date:** 21/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 718 sqm approx