

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	213 Bambra Rd CAULFIELD SOUTH 3162	\$962,500	21/05/2017
2	215 Bambra Rd CAULFIELD SOUTH 3162	\$960,000	25/02/2017
3	42a Cromwell St CAULFIELD NORTH 3161	\$955,500	01/04/2017

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.



2
 1
 1

Rooms:
Property Type: House (Res)
Land Size: 255 sqm approx
 Agent Comments

Indicative Selling Price
 \$930,000 - \$1,020,000
Median House Price
 Year ending June 2017: \$2,248,000

Absolutely irresistible, this gorgeous 2 bedroom Edwardian one of a pair is beautifully renovated to reflect its classic origins and timeless appeal, featuring stunning Kauri pine polished boards, decorative fireplaces, north facing living room, an enchanting dining area, provincial style stone kitchen, bi-fold doors to a paved alfresco courtyard & paved drive. Near Racecourse.

Comparable Properties



213 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

2
 1
 2

Price: \$962,500
Method: Auction Sale
Date: 21/05/2017
Rooms: 3
Property Type: House (Res)



215 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG) Agent Comments

2
 2
 1

Price: \$960,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House - Semi-detached
Land Size: 240 sqm approx



42a Cromwell St CAULFIELD NORTH 3161 (REI) Agent Comments

2
 2
 1

Price: \$955,500
Method: Auction Sale
Date: 01/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 241 sqm approx