

#### 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	14 Rotorua Street, Caulfield South Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,495,000	&	\$1,595,000
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#### Median sale price

Median price	\$1,440,000	Hou	ise X	Unit		Su	ıburb	Caulfield South
Period - From	01/04/2018	to	30/06/2018		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 26 Macgowan Av GLEN HUNTLY 3163 \$1,570,000 06/05/2018 2 189 Bambra Rd CAULFIELD SOUTH 3162 \$1,550,000 19/08/2018 3 4 Allfrey St BRIGHTON EAST 3187 \$1,515,000 01/09/2018

#### 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.

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





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**Indicative Selling Price** \$1,495,000 - \$1,595,000 **Median House Price** June guarter 2018: \$1,440,000

### Comparable Properties



26 Macgowan Av GLEN HUNTLY 3163 (REI)

1

**(2)** 1

Price: \$1,570,000 Method: Auction Sale Date: 06/05/2018

Rooms: -

Property Type: House (Res) Land Size: 720 sqm approx



189 Bambra Rd CAULFIELD SOUTH 3162 (REI) Agent Comments

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Method: Auction Sale Date: 19/08/2018 Rooms: 6

Price: \$1,550,000

Property Type: House (Res) Land Size: 680 sqm approx



4 Allfrey St BRIGHTON EAST 3187 (REI)

**--**4

Price: \$1,515,000



**6** 

Method: Auction Sale Date: 01/09/2018 Rooms: 6

Property Type: House (Res) Land Size: 710 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

**Agent Comments**