### 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

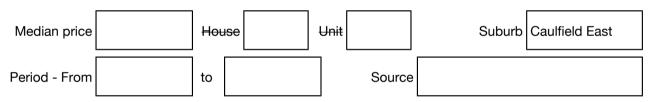
2/2a Epsom Street, Caulfield East Vic 3145

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000
<b>J</b>	· · )		, <b>,</b>

#### Median sale price\*



#### 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	4/250 Neerim Rd CARNEGIE 3163	\$652,500	30/11/2018
2	1/151 Neerim Rd GLEN HUNTLY 3163	\$605,000	17/02/2019
3	404/276 Neerim Rd CARNEGIE 3163	\$600,000	16/12/2018

#### 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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

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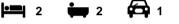
Rooms: **Property Type:** Agent Comments

**Indicative Selling Price** \$600,000 - \$660,000 No median price available

## **Comparable Properties**



4/250 Neerim Rd CARNEGIE 3163 (REI/VG)



Price: \$652,500 Method: Private Sale Date: 30/11/2018 Rooms: 3 Property Type: Townhouse (Single)

2

Agent Comments

Agent Comments



Price: \$605.000 Method: Sold After Auction Date: 17/02/2019 Rooms: 3 Property Type: Townhouse (Res)

2

404/276 Neerim Rd CARNEGIE 3163 (VG)

1/151 Neerim Rd GLEN HUNTLY 3163 (REI)

**60**1

Agent Comments



**бо**а -

Price: \$600,000 Method: Sale Date: 16/12/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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propertydata

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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.

