

STATEMENT OF INFORMATION

339A GLEN EIRA ROAD, CAULFIELD NORTH, VIC 3161

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005

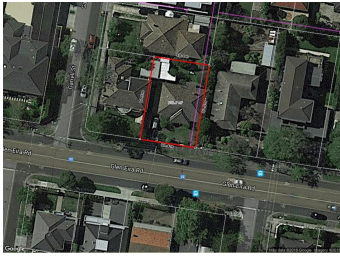


CHILLI REALTY

Red Hot Service - Red Hot Results

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**339A GLEN EIRA ROAD, CAULFIELD**

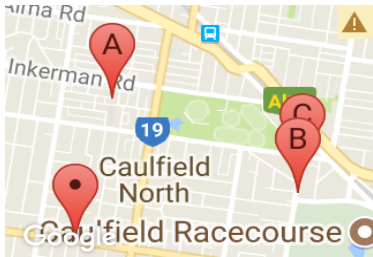
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$1,150,000 to \$1,250,000**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**CAULFIELD NORTH, VIC, 3161**

Suburb Median Sale Price (House)

\$2,227,750

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**43 CRIMEA ST, CAULFIELD NORTH, VIC 3161**

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Sale Price

***\$1,295,000**

Sale Date: 06/05/2018

Distance from Property: 1km

**72 KAMBROOK RD, CAULFIELD NORTH, VIC**

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Sale Price

***\$1,094,000**

Sale Date: 15/04/2018

Distance from Property: 1.5km

**40 KAMBROOK RD, CAULFIELD NORTH, VIC**

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Sale Price

***\$1,315,000**

Sale Date: 25/02/2018

Distance from Property: 1.6km



This report has been compiled on 09/05/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

339A GLEN EIRA ROAD, CAULFIELD NORTH, VIC 3161

Indicative selling price

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

Price Range: \$1,150,000 to \$1,250,000

Median sale price

Median price

\$2,227,750

House

Unit

Suburb

CAULFIELD NORTH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
43 CRIMEA ST, CAULFIELD NORTH, VIC 3161	*\$1,295,000	06/05/2018
72 KAMBROOK RD, CAULFIELD NORTH, VIC 3161	*\$1,094,000	15/04/2018
40 KAMBROOK RD, CAULFIELD NORTH, VIC 3161	*\$1,315,000	25/02/2018