

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode 10 Princes Street, Caulfield North, VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 2 Car		Or range between	\$799,750		\$825,000
2 Bed, 2 Bath, 2 Car	\$880,000	Or range between	\$		\$
2 Bed, 2 Bath, 2 Car	\$1,392,000	Or range between	\$		\$
3 Bed, 2 Bath, 2 Car	\$899,750	Or range between	\$		\$
3 Bed, 2 Bath, 2 Car	\$1,175,500	Or range between	\$		\$
3 Bed, 2 Bath, 2 Car	\$1,392,000	Or range between	\$		\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$1,826,500 Suburb Caulfield North, 3161

Period - From 1 Feb 2017 To 26 Feb 2018 Source CoreLogic

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Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 2 Car	1.03 / 75 Union Street, Armadale 3143 VIC	\$1,350,000	12/09/17
	101 / 268 Hawthorn Road, Caulfield 3162 VIC	\$1,155,000	03/02/18
		\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car		\$1,790,000	30/04/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
		\$	
		\$	
		\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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