

## 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	4/8 Derby Crescent, Caulfield East Vic 3145
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$550,000	&	\$605,000
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### Median sale price

Median price		House		Unit		Suburb	Caulfield East
Period - From		to		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		
2		
3		

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.

4/8 Derby Crescent, Caulfield East Vic 3145

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**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Agent Comments**

Double storey residence in a corner development of 8 dwellings with own frontage. In raw condition, offering so much scope for improvement, and approx 160 sq m of accommodation. Comparable properties of this size and condition could not be identified within the past 6 months.

**Indicative Selling Price**  
\$550,000 - \$605,000

TERMS:10% deposit, balance 30, 60, 90 days. WATER RATES: \$670.00 per annum approximately. COUNCIL RATES: \$1,640.20 per annum approximately. OWNERS CORPORATION: \$1,200.00 per annum approximately. CURRENT RENT: \$400.00 per week, monthly tenancy.

## Comparable Properties

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.