

## 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 6/10 Crimea Street, Caulfield North Vic 3161

#### Indicative selling price

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

Single price \$529,000

#### Median sale price

Median price \$725,000 House Unit X Suburb Caulfield North

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	3/9 Wilks St CAULFIELD NORTH 3161	\$530,000	24/03/2018
2	6/39 Gourlay St BALACLAVA 3183	\$525,000	15/06/2018
3	1/153-163 Hawthorn Rd CAULFIELD NORTH 3161	\$500,000	13/04/2018

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.

6/10 Crimea Street, Caulfield North Vic 3161



 2  1  2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$529,000  
**Median Unit Price**  
June quarter 2018: \$725,000

Terms: 10% deposit, balance 30, 60 or 90 days. Water Rates: \$680.00 per annum approx. Council Rates: \$983.00 per annum approx. Owners Corporation: \$1,800.00 per annum approx. Current Rent: \$380.00 per week to an excellent monthly tenant.

## Comparable Properties



**3/9 Wilks St CAULFIELD NORTH 3161 (REI/VG)** **Agent Comments**

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**Price:** \$530,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 3  
**Property Type:** Apartment



**6/39 Gourlay St BALACLAVA 3183 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$525,000  
**Method:** Sold Before Auction  
**Date:** 15/06/2018  
**Rooms:** -  
**Property Type:** Apartment



**1/153-163 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)** **Agent Comments**

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**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** 4  
**Property Type:** Unit