

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

8/41 Narong Road 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)

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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 6 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

16/8 Avondale Road Armadale VIC 3143	\$535,000	27-Nov-21
1/1 Oxford Street Malvern VIC 3144	\$550,000	26-Sep-21
10/686 Inkerman Road Caulfield North VIC 3161	\$560,000	07-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 02 February 2022

Bernard Mel

M 0448712612

E bmel@hockingstuart.com.au

**16/8 Avondale Road Armadale VIC 3143**

Sold Price

\$535,000

Sold Date

27-Nov-21

2

1

1

Distance

1.33km**1/1 Oxford Street Malvern VIC 3144**

Sold Price

\$550,000

Sold Date

26-Sep-21

2

1

1

Distance

1.37km**10/686 Inkerman Road Caulfield North VIC 3161**

Sold Price

\$560,000

Sold Date

07-Aug-21

2

1

1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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