

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

201A/2 CAULFIELD BOULEVARD 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$653,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2022

to

31 Jul 2023

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

208/8 BOND STREET CAULFIELD NORTH VIC 3161	\$366,000	24-May-23
115/10 STATION STREET CAULFIELD NORTH VIC 3161	\$377,000	20-Mar-23
208/15 BOND STREET CAULFIELD NORTH VIC 3161	\$370,000	08-May-23

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: 23 August 2023



208/8 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price

\$366,000

Sold Date **24-May-23**

1

1

1

Distance

0.08km



115/10 STATION STREET CAULFIELD NORTH VIC 3161

Sold Price

\$377,000

Sold Date **20-Mar-23**

1

1

1

Distance

0.08km



208/15 BOND STREET CAULFIELD NORTH VIC 3161

Sold Price

\$370,000

Sold Date **08-May-23**

1

1

1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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