

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

101/345 ALMA 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2021

to

31 Jul 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

1/287 ALMA ROAD CAULFIELD NORTH VIC 3161	\$1,750,000	24-Feb-22
2/102 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$1,530,000	20-Feb-22
1/47 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$1,600,000	25-Jun-22

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.

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Tracy Paus
P (03) 9066 4812
M 0439 766 175
E tracypaus@mcgrath.com.au



**1/287 ALMA ROAD CAULFIELD
NORTH VIC 3161**

3 3 2

Sold Price ^{RS} **\$1,750,000** Sold Date **24-Feb-22**

Distance **0.49km**



**2/102 BALACLAVA ROAD
CAULFIELD NORTH VIC 3161**

2 2 2

Sold Price **\$1,530,000** Sold Date **20-Feb-22**

Distance **0.8km**



**1/47 LANSDOWNE ROAD ST KILDA
EAST VIC 3183**

2 2 1

Sold Price ^{RS} **\$1,600,000** Sold Date **25-Jun-22**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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