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

6/62 Halstead Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $280,000 | & | $300,000

Median sale price

| Median price | $652,500 | Property Type | Unit | Suburb | Caulfield North |
| Period - From | 01/01/2023 | to | 31/12/2023 | 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	1/55 Filbert St CAULFIELD SOUTH 3162	$290,000	07/02/2024
2	301/839 Dandenong Rd MALVERN EAST 3145	$282,000	22/09/2023
3	507/839 Dandenong Rd MALVERN EAST 3145	$281,000	31/10/2023

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.~~

This Statement of Information was prepared on: | 19/03/2024 13:26

CONSUMER AFFAIRS VICTORIA

Jellis Craig

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$280,000 - $300,000
Median Unit Price
Year ending December 2023: $652,500

Comparable Properties

1/55 Filbert St CAULFIELD SOUTH 3162 (REI)

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Price: $290,000
Method: Private Sale
Date: 07/02/2024
Property Type: Apartment

Agent Comments

301/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

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Price: $282,000
Method: Private Sale
Date: 22/09/2023
Property Type: Apartment

Agent Comments

507/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

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Price: $281,000
Method: Private Sale
Date: 31/10/2023
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200