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

7/61 Halstead Street, Caulfield North Vic 3161

Indicative selling price

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For the meaning (nt this nrice see	consumer.vic.gov.au/	underauotina
i or the meaning .		00113011101.v10.gov.uu/	under quoting

Single price \$275,000

Median sale price*

Median price	Pro	operty Type			Suburb	Caulfield North
Period - From	to		So	urce		

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.

Ado	dress of comparable property	Price	Date of sale
1	22/2a Bates St MALVERN EAST 3145	\$270,000	21/08/2024
2	18/9 Hudson St CAULFIELD NORTH 3161	\$275,000	09/08/2024
3	6/9 Hudson St CAULFIELD NORTH 3161	\$263,000	03/08/2024

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:

25/11/2024 14:05

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Apartment Agent Comments

Indicative Selling Price \$275,000 No median price available

Comparable Properties

22/2a Bates St MALVERN EAST 3145 (REI/VG) 1 1 Price: \$270,000 Method: Auction Sale Date: 21/08/2024 Property Type: Apartment	Agent Comments
18/9 Hudson St CAULFIELD NORTH 3161 (REI/VG) 1 1 1 1 Price: \$275,000 Method: Private Sale Date: 09/08/2024 Property Type: Unit	Agent Comments
6/9 Hudson St CAULFIELD NORTH 3161 (REI/VG) 1 1 1 1 1 1 1 Price: \$263,000 Method: Private Sale Date: 03/08/2024 Property Type: Unit	Agent Comments

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