## 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	

#### Indicative selling price

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

#### Median sale price

Median price	\$660,000	Pro	perty Type Un	it		Suburb	Caulfield North
Period - From	28/08/2023	to	27/08/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	7/19 Hawthorn Rd CAULFIELD NORTH 3161	\$582,500	14/08/2024
2	10/51 Kooyong Rd ARMADALE 3143	\$580,500	01/07/2024
3	5/11 Kooyong Rd CAULFIELD NORTH 3161	\$610,000	23/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/08/2024 13:57
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Property Type: Apartment Agent Comments

**Indicative Selling Price** \$580,000 - \$620,000 **Median Unit Price** 28/08/2023 - 27/08/2024: \$660,000

## Comparable Properties



7/19 Hawthorn Rd CAULFIELD NORTH 3161

(REI)

**-**2

Price: \$582.500

Method: Sold Before Auction

Date: 14/08/2024

Property Type: Apartment

10/51 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments

**\_\_\_** 2





Price: \$580.500 Method: Private Sale Date: 01/07/2024

Property Type: Apartment

5/11 Kooyong Rd CAULFIELD NORTH 3161

Price: \$610,000 Method: Auction Sale Date: 23/03/2024

Property Type: Apartment



**Account** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

Agent Comments





