

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

6/4 Crimea Street, Caulfield North Vic 3161

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$686,000

Property Type Unit

Suburb Caulfield North

Period - From 01/01/2022

to 31/03/2022

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	3/9 Wilks St CAULFIELD NORTH 3161	\$520,000	19/04/2022
2	6/10 Crimea St CAULFIELD NORTH 3161	\$495,000	11/05/2022
3	1/4 Crimea St CAULFIELD NORTH 3161	\$485,000	09/04/2022

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:

24/06/2022 11:26



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$499,000

Median Unit Price
March quarter 2022: \$686,000

Comparable Properties



3/9 Wilks St CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 19/04/2022
Property Type: Unit



6/10 Crimea St CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  2

Price: \$495,000
Method: Private Sale
Date: 11/05/2022
Rooms: 4
Property Type: Apartment



1/4 Crimea St CAULFIELD NORTH 3161 (REI)

Agent Comments

 2  1  1

Price: \$485,000
Method: Private Sale
Date: 09/04/2022
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300