

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

13/10 PAYNE STREET 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

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

2/3 HUNTLY STREET GLEN HUNTLY VIC 3163	\$330,000	13-May-22
5/8 ROSEDALE AVENUE GLEN HUNTLY VIC 3163	\$340,000	28-Feb-22
11/133 GRANGE ROAD GLEN HUNTLY VIC 3163	\$360,000	30-Mar-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.

This Statement of Information was prepared on: 30 August 2022

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**2/3 HUNTLY STREET GLEN
HUNTLY VIC 3163**
 1
  1
  1
Sold Price ^{RS} **\$330,000** ^{UN} Sold Date **13-May-22**Distance **1.51km****5/8 ROSEDALE AVENUE GLEN
HUNTLY VIC 3163**
 1
  1
  1
Sold Price **\$340,000** Sold Date **28-Feb-22**Distance **1.71km****11/133 GRANGE ROAD GLEN
HUNTLY VIC 3163**
 1
  1
  1
Sold Price **\$360,000** Sold Date **30-Mar-22**Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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