

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

6/43 Pental Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Caulfield North

Period - From 06/03/2022 to 05/03/2023 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	3/33 Wanda Rd CAULFIELD NORTH 3161	\$925,000	11/12/2022
2	2/56 Kooyong Rd CAULFIELD NORTH 3161	\$910,000	15/02/2023
3	3/37 Narong Rd CAULFIELD NORTH 3161	\$890,000	05/03/2023

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: 06/03/2023 19:40



 3  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

06/03/2022 - 05/03/2023: \$670,000

Comparable Properties



3/33 Wanda Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  2  1

Price: \$925,000

Method: Auction Sale

Date: 11/12/2022

Property Type: Apartment



2/56 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  2  1

Price: \$910,000

Method: Sold Before Auction

Date: 15/02/2023

Property Type: Apartment



3/37 Narong Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 3  1  1

Price: \$890,000

Method: Auction Sale

Date: 05/03/2023

Property Type: Unit

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000