

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

606/2 CAULFIELD BOULEVARD 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 May 2021

to

30 Apr 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

302/10 STATION STREET CAULFIELD NORTH VIC 3161	\$495,000	11-Mar-22
104/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$440,000	17-Sep-21
103/8 STATION STREET CAULFIELD NORTH VIC 3161	\$420,000	07-Oct-21

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: 31 May 2022



302/10 STATION STREET CAULFIELD NORTH VIC 3161

 2
  1
  1

Sold Price

\$495,000

Sold Date

11-Mar-22

Distance

-



104/58 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

 1
  1
  1

Sold Price

\$440,000

Sold Date

17-Sep-21

Distance

0.17km


103/8 STATION STREET CAULFIELD NORTH VIC 3161

 1
  1
  -

Sold Price

\$420,000

Sold Date

07-Oct-21

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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