

# 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 710/2 Caulfield Boulevard, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$688,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2023 to 30/09/2024 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	7/92 Hawthorn Rd CAULFIELD NORTH 3161	\$540,000	04/09/2024
2	1/2 Edith St CAULFIELD NORTH 3161	\$551,000	29/08/2024
3	110/2 Caulfield Blvd CAULFIELD NORTH 3161	\$515,000	16/08/2024

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: 17/10/2024 20:11



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending September 2024: \$688,000

## Comparable Properties



**7/92 Hawthorn Rd CAULFIELD NORTH 3161 (REI)**

**Agent Comments**



**Price:** \$540,000

**Method:** Private Sale

**Date:** 04/09/2024

**Property Type:** Apartment



**1/2 Edith St CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**



**Price:** \$551,000

**Method:** Auction Sale

**Date:** 29/08/2024

**Property Type:** Apartment



**110/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**



**Price:** \$515,000

**Method:** Private Sale

**Date:** 16/08/2024

**Property Type:** Apartment

**Account - Gem Realty**