#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	710/2 Caulfield Boulevard, Caulfield North Vic 3161
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$500,000 & \$550,0
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#### Median sale price

Median price	\$688,000	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale



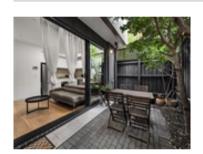




**Agent Comments** 

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)

**-**2

**-** 1

Price: \$540,000 Method: Private Sale Date: 04/09/2024

Property Type: Apartment

**Agent Comments** 

Agent Comments



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

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Price: \$551,000 Method: Auction Sale Date: 29/08/2024

Property Type: Apartment



110/2 Caulfield Blvd CAULFIELD NORTH 3161

(REI/VG)

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**-** 1

Price: \$515,000 Method: Private Sale Date: 16/08/2024

Property Type: Apartment

Account - Gem Realty



