### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
riange between	Ψ300,000	α	ψ550,000

#### Median sale price

Median price	\$671,500	Pro	perty Type	Unit		Suburb	Caulfield North
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	3/353 Alma Rd CAULFIELD NORTH 3161	\$532,000	24/03/2025
2	2/10 Sebastopol St CAULFIELD NORTH 3161	\$505,000	16/03/2025
3	205/2a Royal Pde CAULFIELD SOUTH 3162	\$533,000	13/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/04/2025 09:46









Rooms: 3

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** Year ending March 2025: \$671,500

## Comparable Properties



3/353 Alma Rd CAULFIELD NORTH 3161 (REI)

Price: \$532,000 Method: Private Sale Date: 24/03/2025

Property Type: Apartment

**Agent Comments** 



2/10 Sebastopol St CAULFIELD NORTH 3161 (REI)

2

Price: \$505,000

Method: Sold Before Auction

Date: 16/03/2025

Property Type: Apartment

**Agent Comments** 











**Agent Comments** 

Price: \$533,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: Apartment Land Size: 742 sqm approx

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