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

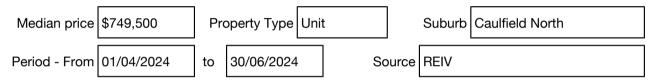
5/20 Payne Street, Caulfield North Vic 3161

Indicative selling price

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Single price \$259,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	12/133 Booran Rd CAULFIELD SOUTH 3162	\$250,000	22/08/2024
2	2/61 Eskdale Rd CAULFIELD NORTH 3161	\$258,000	27/05/2024
3	12/143 Booran Rd CAULFIELD SOUTH 3162	\$260,000	18/04/2024

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:

26/08/2024 15:07









Property Type: Apartment Agent Comments

Alex Grigoriadis 9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au

> **Indicative Selling Price** \$259,000 **Median Unit Price** June quarter 2024: \$749,500

Comparable Properties







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Agent Comments

Agent Comments

Agent Comments



12/143 Booran Rd CAULFIELD SOUTH 3162 (VG)



Property Type: Apartment

Price: \$258.000 Method: Private Sale Date: 27/05/2024

Price: \$260,000 Method: Sale Date: 18/04/2024 Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500



propertydata

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