

# 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

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

Single price \$259,000

### Median sale price

Median price \$749,500 Property Type Unit Suburb Caulfield North

Period - From 01/04/2024 to 30/06/2024 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	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

5/20 Payne Street, Caulfield North Vic 3161

**Jellis  
Craig**

Alex Grigoriadis

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**Indicative Selling Price**

\$259,000

**Median Unit Price**

June quarter 2024: \$749,500



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**12/133 Booran Rd CAULFIELD SOUTH 3162 (REI)**

Agent Comments

1 1 1

**Price:** \$250,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** Apartment

**Land Size:** 942.07 sqm approx



**2/61 Eskdale Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$258,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** Apartment



**12/143 Booran Rd CAULFIELD SOUTH 3162 (VG)**

Agent Comments

1 - -

**Price:** \$260,000

**Method:** Sale

**Date:** 18/04/2024

**Property Type:** Strata Unit/Flat

Account - Jellis Craig | P: 03 9593 4500



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