

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

206/1 Wilks Street Caulfield North VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

108/7 Kooyong Road Armadale VIC 3143	\$500,000	06-Feb-20
4/681 Inkerman Road Caulfield North VIC 3161	\$503,000	18-Dec-19
5/82 Hotham Street St Kilda East VIC 3183	\$485,000	01-May-20

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 6 months.~~

This Statement of Information was prepared on: 14 June 2020

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108/7 Kooyong Road Armadale VIC 3143 Sold Price **\$500,000** Sold Date **06-Feb-20**

 1  1  1

Distance **0.84km**



4/681 Inkerman Road Caulfield North VIC 3161 Sold Price **\$503,000** Sold Date **18-Dec-19**

 1  1  1

Distance **1.21km**



5/82 Hotham Street St Kilda East VIC 3183 Sold Price ^{RS} **\$485,000** Sold Date **01-May-20**

 1  1  1

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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