

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/55 Wanda Rd, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,247,500 Property type Apartment Suburb Caulfield North

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
101/43 Balaclava Rd ST KILDA EAST 3183	\$1,435,000	08/11/2020
2/264 Glen Eira Rd ELSTERNWICK 3185	\$1,225,000	06/11/2020
2/5 Marriott St CAULFIELD 3162	\$1,503,000	13/12/2020

This Statement of Information was prepared on: 23/11/2020

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Address
Including suburb and
postcode 2/55 Wanda Rd, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,247,500 Property type Apartment Suburb Caulfield North

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
2/264 Glen Eira Rd ELSTERNWICK 3185	\$1,225,000	06/11/2020
1/2A Mayfield Gr CAULFIELD NORTH 3161	\$1,215,000	18/10/2020
391b Glen Eira Rd CAULFIELD NORTH 3161	\$1,100,000	06/12/2020

This Statement of Information was prepared on: 23/11/2020