

# 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 8/15 Waiora Road, Caulfield North 3161

## Indicative selling price

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

Single price \$ or range between \$670,000 & \$730,000

## Median sale price

Median price \$629,000 Property type Apartment Suburb Caulfield North

Period - From 01/01/2024 to 31/03/2024 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
64a Williams Rd Prahran 3181	\$720,000	05/05/2024
11/109 Westbury St Balaclava 3183	\$702,000	13/04/2024
3/22 Kooyong Rd Caulfield North 3161	\$725,000	22/02/2024

This Statement of Information was prepared on: 17/07/2024