

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

101B/10 STATION 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2023

to

30 Jun 2024

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

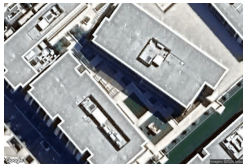
Date of sale

104/10 STATION STREET CAULFIELD NORTH VIC 3161	\$510,000	09-Feb-24
6/2B KINROSS AVENUE CAULFIELD NORTH VIC 3161	\$530,000	26-Apr-24
1/15 NARONG ROAD CAULFIELD NORTH VIC 3161	\$555,000	19-Feb-24

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: 12 July 2024



**104/10 STATION STREET
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$510,000** Sold Date **09-Feb-24**

Distance **0.12km**



**6/2B KINROSS AVENUE
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$530,000** Sold Date **26-Apr-24**

Distance **1.41km**



**1/15 NARONG ROAD CAULFIELD
NORTH VIC 3161**

2 1 -

Sold Price **\$555,000** Sold Date **19-Feb-24**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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