

# 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

2/333 North Road, Caulfield South Vic 3162

### Indicative selling price

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

Single price

\$445,000

### Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Caulfield South

Period - From

11/04/2021

to

10/04/2022

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	102/265 Grange Rd ORMOND 3204	\$477,000	21/02/2022
2	5/545 North Rd ORMOND 3204	\$456,000	19/01/2022
3			

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:

11/04/2022 15:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$450,000

**Median Unit Price**

11/04/2021 - 10/04/2022: \$635,000

## Comparable Properties



**102/265 Grange Rd ORMOND 3204 (REI)**

Agent Comments



**Price:** \$477,000

**Method:** Private Sale

**Date:** 21/02/2022

**Property Type:** Apartment

**5/545 North Rd ORMOND 3204 (VG)**

Agent Comments



**Price:** \$456,000

**Method:** Sale

**Date:** 19/01/2022

**Property Type:** Strata Unit/Flat

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.

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