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

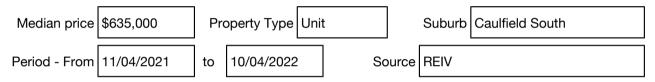
2/333 North Road, Caulfield South Vic 3162

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$445,000

Median sale price



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 sixmonths 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) **1** 1



Price: \$477,000 Method: Private Sale Date: 21/02/2022 Property Type: Apartment Agent Comments

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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propertydata



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