

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

3/335 NORTH ROAD CAULFIELD SOUTH VIC 3162

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Unit

Suburb

Caulfield South

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

6/5 LEILA ROAD ORMOND VIC 3204	\$530,000	07-Jun-24
1/148 BOORAN ROAD GLEN HUNTLY VIC 3163	\$485,000	22-May-24
18/481 KOOYONG ROAD ELSTERNWICK VIC 3185	\$515,000	03-Mar-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: 30 July 2024

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6/5 LEILA ROAD ORMOND VIC 3204

2 1 1

Sold Price **\$530,000** Sold Date **07-Jun-24**

Distance **1.26km**



1/148 BOORAN ROAD GLEN HUNTLY VIC 3163

2 1 1

Sold Price **\$485,000** Sold Date **22-May-24**

Distance **1.38km**



18/481 KOOYONG ROAD ELSTERNWICK VIC 3185

2 1 1

Sold Price **\$515,000** Sold Date **03-Mar-24**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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