

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

21 Salisbury Street, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$773,500

Property Type Unit

Suburb Caulfield North

Period - From 01/07/2018

to 30/06/2019

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	1/145 Balaclava Rd CAULFIELD NORTH 3161	\$1,100,000	26/05/2019
2	2/26 Narong Rd CAULFIELD NORTH 3161	\$1,062,000	24/02/2019
3	4/307 Hawthorn Rd CAULFIELD 3162	\$1,030,000	27/04/2019

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:

20/09/2019 09:51



3 2 2

Property Type: Townhouse

Land Size: 244 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

Year ending June 2019: \$773,500

Comparable Properties



1/145 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 1

Price: \$1,100,000

Method: Auction Sale

Date: 26/05/2019

Property Type: Townhouse (Res)



2/26 Narong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,062,000

Method: Auction Sale

Date: 24/02/2019

Property Type: Townhouse (Res)



4/307 Hawthorn Rd CAULFIELD 3162 (VG)

Agent Comments

3 - -

Price: \$1,030,000

Method: Sale

Date: 27/04/2019

Property Type: Flat/Unit/Apartment (Res)

Land Size: 766 sqm approx