

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

409/2 CAULFIELD BOULEVARD 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Mar 2023

to

29 Feb 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

312/11 BOND STREET CAULFIELD NORTH VIC 3161	\$460,000	09-Oct-23
11/1015 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$480,000	24-Jan-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: 07 March 2024



312/11 BOND STREET CAULFIELD NORTH VIC 3161

 2  1  1

Sold Price **\$460,000** Sold Date **09-Oct-23**

Distance **0.14km**



11/1015 GLEN HUNTLY ROAD CAULFIELD VIC 3162

 2  1  1

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **24-Jan-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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