

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

22/9 Hudson Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/07/2021

to

30/09/2021

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	7/113 Eskdale Rd, Caulfield North, Vic 3161, Australia	\$265,000	10/11/2021
2	2/36 Burke Rd MALVERN EAST 3145	\$268,000	29/10/2021
3	4/11 Waratah Av GLEN HUNTLY 3163	\$265,000	15/11/2021

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:

29/11/2021 12:19



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$265,000

Median Unit Price

September quarter 2021: \$690,000

Comparable Properties

7/113 Eskdale Rd, Caulfield North, Vic 3161, Australia (REI)

Agent Comments

 1  1  1

Price: \$265,000

Method:

Date: 10/11/2021

Property Type: Apartment



2/36 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

 1  1  1

Price: \$268,000

Method: Private Sale

Date: 29/10/2021

Property Type: Apartment



4/11 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments

 1  1  1

Price: \$265,000

Method: Private Sale

Date: 15/11/2021

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300