

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

15M/1 VILLAGE MEWS 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Dec 2023

to

30 Nov 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

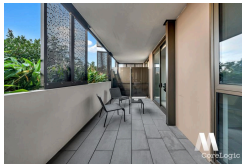
Date of sale

| | | |
|--|-----------|-----------|
| 110/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161 | \$515,000 | 16-Aug-24 |
| 313/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161 | \$500,000 | 05-Oct-24 |
| 7/92 HAWTHORN ROAD CAULFIELD NORTH VIC 3161 | \$540,000 | 28-Aug-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: 02 December 2024



**110/2 CAULFIELD BOULEVARD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$515,000** Sold Date **16-Aug-24**

Distance **0km**



**313/2 CAULFIELD BOULEVARD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$500,000** Sold Date **05-Oct-24**

Distance **0km**



**7/92 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$540,000** Sold Date **28-Aug-24**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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