

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

502/10 Station Street, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$683,400

Property Type

Unit

Suburb

Caulfield North

Period - From

01/01/2023

to

31/03/2023

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	118/1242 Glen Huntly Rd CARNEGIE 3163	\$629,000	15/12/2022
2	205/11 Bond St CAULFIELD NORTH 3161	\$600,000	05/05/2023
3	414/1 Village Mews CAULFIELD NORTH 3161	\$600,000	02/04/2023

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:

14/06/2023 11:02



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Property Type: Apartment

Agent Comments

Comparable Properties

118/1242 Glen Huntly Rd CARNEGIE 3163 (VG) **Agent Comments**

 2  -  -

Price: \$629,000

Method: Sale

Date: 15/12/2022

Property Type: Strata Unit/Flat

205/11 Bond St CAULFIELD NORTH 3161 (VG) **Agent Comments**

 2  -  -

Price: \$600,000

Method: Sale

Date: 05/05/2023

Property Type: Strata Unit/Flat

414/1 Village Mews CAULFIELD NORTH 3161 (VG) **Agent Comments**

 2  -  -

Price: \$600,000

Method: Sale

Date: 02/04/2023

Property Type: Strata Unit/Flat