

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

5/10 Princes Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$1,299,000

Median sale price

Median price

\$2,038,000

Property Type

House

Suburb

Caulfield North

Period - From

01/07/2024

to

30/09/2024

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	1b Raglan St ST KILDA EAST 3183	\$1,350,000	23/10/2024
2	1/371 Dandenong Rd ARMADALE 3143	\$1,315,000	12/10/2024
3	3/10 Princes St CAULFIELD NORTH 3161	\$1,285,000	20/09/2024

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:

16/12/2024 13:36



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1b Raglan St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Townhouse (Res)

Land Size: 142 sqm approx



1/371 Dandenong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,315,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Apartment



3/10 Princes St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,285,000

Method: Private Sale

Date: 20/09/2024

Property Type: Townhouse (Single)