

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

10/9 Hudson Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$275,000

Median sale price

Median price

\$680,500

Property Type

Unit

Suburb

Caulfield North

Period - From

01/07/2019

to

30/09/2019

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	15/20 Payne St CAULFIELD NORTH 3161	\$285,000	06/08/2019
2	4/12 St Huberts Rd CARNEGIE 3163	\$275,000	04/05/2019
3	2/14 Olive St CAULFIELD SOUTH 3162	\$260,000	04/05/2019

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:

23/10/2019 15:12



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Property Type:
Agent Comments

Indicative Selling Price
\$275,000

Median Unit Price
September quarter 2019: \$680,500

Comparable Properties



15/20 Payne St CAULFIELD NORTH 3161 (REI) **Agent Comments**

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Price: \$285,000
Method: Private Sale
Date: 06/08/2019
Property Type: Apartment



4/12 St Huberts Rd CARNEGIE 3163 (REI) **Agent Comments**

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Price: \$275,000
Method: Auction Sale
Date: 04/05/2019
Property Type: Apartment



2/14 Olive St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

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Price: \$260,000
Method: Private Sale
Date: 04/05/2019
Property Type: Apartment