

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

1/5 HUDSON STREET 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Nov 2023

to

31 Oct 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

2/5 HUDSON STREET CAULFIELD NORTH VIC 3161	\$365,000	20-Jun-24
4/113 ESKDALE ROAD CAULFIELD NORTH VIC 3161	\$360,000	31-Aug-24
1/9 DANIELL CRESCENT CAULFIELD VIC 3162	\$370,000	15-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: 26 November 2024

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2/5 HUDSON STREET CAULFIELD NORTH VIC 3161

1 1 1

Sold Price **\$365,000** Sold Date **20-Jun-24**

Distance **0km**



4/113 ESKDALE ROAD CAULFIELD NORTH VIC 3161

1 1 1

Sold Price **\$360,000** Sold Date **31-Aug-24**

Distance **0.3km**



1/9 DANIELL CRESCENT CAULFIELD VIC 3162

1 1 1

Sold Price **\$370,000** Sold Date **15-Aug-24**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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