# 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

4/332 Alma Road, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,340,000	Pro	operty Type	Том	nhouse		Suburb	Caulfield North	
Period - From	12/11/2023	to	11/11/2024	ŀ	So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	2/29 Kooyong Rd CAULFIELD NORTH 3161	\$1,080,000	10/11/2024
2	3/8B Evergreen Mews ARMADALE 3143	\$1,100,000	12/09/2024
3	310/50 Kambrook Rd CAULFIELD NORTH 3161	\$1,025,000	08/09/2024

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:

12/11/2024 14:37



4/332 Alma Road, Caulfield North Vic 3161



Peter Liu 0451367278 peter.liu@raywhite.com





**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Townhouse Price 12/11/2023 - 11/11/2024: \$1,340,000

# **Comparable Properties**



2/29 Kooyong Rd CAULFIELD NORTH 3161 (REI)

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Price: \$1,080,000 Method: Auction Sale Date: 10/11/2024 Property Type: Townhouse (Single)

3/8B Evergreen Mews ARMADALE 3143 (REI)

Agent Comments

Agent Comments





Price: \$1,100,000 Method: Private Sale Date: 12/09/2024 Property Type: Apartment



310/50 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,025,000 Method: Sold Before Auction Date: 08/09/2024 Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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