

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,340,000 Property Type Townhouse Suburb Caulfield North

Period - From 12/11/2023 to 11/11/2024 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	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



3   2   2

**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)

Agent Comments

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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

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**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

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

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