

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

6/2B KINROSS AVENUE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Apr 2023

to

31 Mar 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

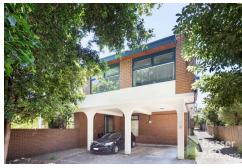
Date of sale

4/10 NARONG ROAD CAULFIELD NORTH VIC 3161	\$503,000	17-Mar-24
14/9 KOORYONG ROAD CAULFIELD NORTH VIC 3161	\$543,000	09-Dec-23
11/9 WYUNA ROAD CAULFIELD NORTH VIC 3161	\$540,500	28-Oct-23

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: 02 April 2024



**4/10 NARONG ROAD CAULFIELD
NORTH VIC 3161**

Sold Price

^{RS} **\$503,000** ^{UN}

Sold Date

17-Mar-24

2

1

1

Distance

0.53km



**14/9 KOORYONG ROAD CAULFIELD
NORTH VIC 3161**

Sold Price

\$543,000

Sold Date

09-Dec-23

2

1

1

Distance

0.98km



**11/9 WYUNA ROAD CAULFIELD
NORTH VIC 3161**

Sold Price

\$540,500

Sold Date

28-Oct-23

2

1

1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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