

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

4/10 Narong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Caulfield North

Period - From 01/01/2023 to 31/12/2023 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	8/9 Meadow St ST KILDA EAST 3183	\$500,000	18/12/2023
2	8/132 Alexandra St ST KILDA EAST 3183	\$500,000	20/09/2023
3	8/19 Cardigan St ST KILDA EAST 3183	\$476,500	28/08/2023

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:

16/01/2024 14:54



Rooms: 4
Property Type: Flat
Land Size: 790.27 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
Year ending December 2023: \$652,500

Comparable Properties



8/9 Meadow St ST KILDA EAST 3183 (REI/VG) **Agent Comments**



Price: \$500,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment
Land Size: 80 sqm approx



8/132 Alexandra St ST KILDA EAST 3183 (REI/VG) **Agent Comments**



Price: \$500,000
Method: Sold Before Auction
Date: 20/09/2023
Property Type: Apartment



8/19 Cardigan St ST KILDA EAST 3183 (VG) **Agent Comments**



Price: \$476,500
Method: Sale
Date: 28/08/2023
Property Type: Strata Flat - Single OYO Flat

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000