

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

508/1 VILLAGE MEWS 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Sep 2023

to

31 Aug 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

205/15 BOND STREET CAULFIELD NORTH VIC 3161	\$450,000	15-Jun-24
4/17 MASTERS STREET CAULFIELD VIC 3162	\$430,000	04-Apr-24
10/70 GRANGE ROAD CARNEGIE VIC 3163	\$463,000	20-Apr-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: 11 September 2024



205/15 BOND STREET CAULFIELD NORTH VIC 3161

 1
  1
  1

Sold Price

\$450,000

Sold Date

15-Jun-24

Distance

0.13km



4/17 MASTERS STREET CAULFIELD VIC 3162

 1
  1
  1

Sold Price

\$430,000

Sold Date

04-Apr-24

Distance

1.48km



10/70 GRANGE ROAD CARNEGIE VIC 3163

 1
  1
  1

Sold Price

\$463,000

Sold Date

20-Apr-24

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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