

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

32 PENTAL ROAD 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

\$3,200,000

&

\$3,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,585,000

Property type

House

Suburb

Caulfield North

Period-from

01 Feb 2023

to

31 Jan 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

14 ONTARIO STREET CAULFIELD NORTH VIC 3161	\$3,290,000	15-Oct-23
318 ALMA ROAD CAULFIELD NORTH VIC 3161	\$3,305,000	29-Oct-23
89 STANHOPE STREET MALVERN VIC 3144	\$3,450,000	26-Aug-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.~~

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Bernard Mel
P 85325200
M 0448712612
E bernard.mel@belleproperty.com



**14 ONTARIO STREET CAULFIELD
NORTH VIC 3161**

4 2 2

Sold Price ^{RS} **\$3,290,000** ^{UN} Sold Date **15-Oct-23**

Distance **0.94km**



**318 ALMA ROAD CAULFIELD
NORTH VIC 3161**

4 3 2

Sold Price **\$3,305,000** Sold Date **29-Oct-23**

Distance **0.56km**



**89 STANHOPE STREET MALVERN
VIC 3144**

4 2 2

Sold Price **\$3,450,000** Sold Date **26-Aug-23**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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