

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 Colin Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$2,012,500

Property Type

House

Suburb

Caulfield North

Period - From

01/07/2021

to

30/09/2021

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	56 Duke St WINDSOR 3181	\$1,025,000	25/09/2021
2	60a Victoria St WINDSOR 3181	\$1,000,000	21/08/2021
3			

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:

22/11/2021 13:53



 2  1 

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

September quarter 2021: \$2,012,500

Comparable Properties



56 Duke St WINDSOR 3181 (REI)

Agent Comments

 2  1  -

Price: \$1,025,000

Method: Auction Sale

Date: 25/09/2021

Property Type: House (Res)



60a Victoria St WINDSOR 3181 (REI)

Agent Comments

 2  1  -

Price: \$1,000,000

Method: Private Sale

Date: 21/08/2021

Property Type: House

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.

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