

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

10/1 Wilks Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2020 to 31/12/2020 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 | 8/220 Alma Rd ST KILDA EAST 3183 | \$635,000 | 28/02/2021 |
| 2 | 10/37 Park St ELSTERNWICK 3185 | \$630,000 | 21/12/2020 |
| 3 | 17/9 Kooyong Rd CAULFIELD NORTH 3161 | \$612,500 | 27/02/2021 |

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:

12/03/2021 17:50

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2020: \$720,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/220 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$635,000

Method: Auction Sale

Date: 28/02/2021

Property Type: Apartment



10/37 Park St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 21/12/2020

Rooms: 3

Property Type: Apartment



17/9 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$612,500

Method: Auction Sale

Date: 27/02/2021

Property Type: Apartment