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<br>Including suburb and postcode | 4/345 Alma 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 | $1,825,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $2,385,000 | Property type | Other | Suburb | Caulfield North |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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 |
|---|---|---|
| 15A Waiora Road Caulfield North VIC 3161 | $2,090,000 | 25-Jun-21 |
| 104/1A Sebastopol Street Caulfield North VIC 3161 | $1,910,000 | 16-Jun-21 |
| 2/66A Balaclava Road Caulfield North VIC 3161 | $1,930,000 | 04-Jul-21 |

**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: 25 October 2021

McGrath

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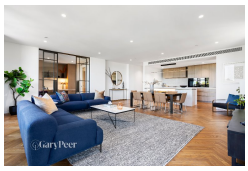
**15A Waiora Road Caulfield North VIC 3161**

3 3 2

Sold Price **$2,090,000** Sold Date **25-Jun-21**

Distance **0.41km**



**104/1A Sebastopol Street Caulfield North VIC 3161**

2 3 2

Sold Price **$1,910,000** Sold Date **16-Jun-21**

Distance **0.61km**

**2/66A Balaclava Road Caulfield North VIC 3161**

3 2 2

Sold Price RS **$1,930,000** Sold Date **04-Jul-21**

Distance **0.99km**

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

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