Statement of Information

Single residential property located in the Melbourne metropolitan area

			Sectio	n 4/AI	r or th	e Estate Ag	jents Act 1980	
Property offered for sale								
Address Including suburb and postcode	luding suburb and							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$485,000	Range between \$485,000 & \$533,500							
Median sale price*								
Median price	Property Type Subi				Suburb	Caulfield So	uth	
Period - From	to		So	ource				
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						rice	Date of sale	
1 3/335 North Rd CAULFIELD SOUTH 3162						185,000	28/10/2024	
2 302/2a Royal Pde CAULFIELD SOUTH 3162					\$5	528,000	21/10/2024	
3 206/687 Glen Huntly Rd CAULFIELD 3162						520,000	03/08/2024	
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: 18/11/2024 16:44							
* When this Statement of Information	ation was	prepared r	ublicly ava	ilable in	nformati	on providing	median sale	



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Rooms: 5

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$485,000 - \$533,500 No median price available

Comparable Properties



3/335 North Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

Price: \$485,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment



302/2a Royal Pde CAULFIELD SOUTH 3162 (REI)

2



Agent Comments

Agent Comments

Price: \$528,000 Method: Private Sale Date: 21/10/2024

Property Type: Apartment



206/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)





Price: \$520,000 Method: Auction Sale Date: 03/08/2024 Property Type: Unit

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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