

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

15/1 WHITEHALL COURT 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2024

to

31 Jan 2025

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

12/23 KOORYONG ROAD ARMADALE VIC 3143	\$370,000	16-Jan-25
7/74 WESTBURY STREET ST KILDA EAST VIC 3183	\$364,000	19-Nov-24

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: 27 February 2025



**12/23 KOOYONG ROAD
ARMADALE VIC 3143**

 1  1  1

Sold Price ^{RS} **\$370,000** Sold Date **16-Jan-25**

Distance **1km**



**7/74 WESTBURY STREET ST KILDA
EAST VIC 3183**

 1  1  1

Sold Price **\$364,000** Sold Date **19-Nov-24**

Distance **1.24km**

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

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