

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

211/1 Wilks Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$751,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/04/2020

to

31/03/2021

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	9/11 Kooyong Rd CAULFIELD NORTH 3161	\$632,500	25/06/2021
2	6/47 Narong Rd CAULFIELD NORTH 3161	\$600,000	20/06/2021
3	4/618 Inkerman Rd CAULFIELD NORTH 3161	\$598,000	14/06/2021

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:

10/07/2021 13:26



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$629,000

Median Unit Price
 Year ending March 2021: \$751,000

Comparable Properties



9/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2
 1
 1

Price: \$632,500
Method: Sold Before Auction
Date: 25/06/2021
Rooms: 4
Property Type: Apartment



6/47 Narong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2
 1
 1

Price: \$600,000
Method: Auction Sale
Date: 20/06/2021
Property Type: Apartment



4/618 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2
 1
 1

Price: \$598,000
Method: Private Sale
Date: 14/06/2021
Property Type: Apartment