

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

5/9 Wyuna Road, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$490,000

&

\$539,000

Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Caulfield North

Period - From

13/10/2019

to

12/10/2020

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	5/9 Marriott St CAULFIELD 3162	\$567,500	02/07/2020
2	3/5 Huntly St GLEN HUNTLY 3163	\$525,000	03/05/2020
3	5/30 Finlayson St MALVERN 3144	\$490,000	09/05/2020

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:

13/10/2020 10:07

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

13/10/2019 - 12/10/2020: \$652,500



Property Type: Flat

Land Size: 1118.297 sqm approx

Agent Comments

Comparable Properties



5/9 Marriott St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$567,500

Method: Sold Before Auction

Date: 02/07/2020

Rooms: 3

Property Type: Apartment



3/5 Huntly St GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 03/05/2020

Property Type: Apartment



5/30 Finlayson St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$490,000

Method: Sale by Tender

Date: 09/05/2020

Property Type: Apartment