

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

22/3 WILKS STREET 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

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jun 2021

to

31 May 2022

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

12/3 WILKS STREET CAULFIELD NORTH VIC 3161	\$1,210,000	19-Oct-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: 01 June 2022



**first
national**
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Daniel Kon

M 0488118119

E dkon@avantre.com.au



**12/3 WILKS STREET CAULFIELD
NORTH VIC 3161**

3 2 2

Sold Price

\$1,210,000

Sold Date

19-Oct-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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