

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

7/62 Halstead Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2022

to

31/12/2022

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	2/115 Eskdale Rd CAULFIELD NORTH 3161	\$280,500	13/11/2022
2	4/99 Neerim Rd GLEN HUNTLY 3163	\$274,000	08/12/2022
3	8/143 Booran Rd CAULFIELD SOUTH 3162	\$270,000	14/03/2023

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:

29/03/2023 11:10

Jason Isaacs
03 8532 5200
0488 700 789
jason.isaacs@belleproperty.com

Indicative Selling Price
\$280,000

Median Unit Price
December quarter 2022: \$670,000



1 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



2/115 Eskdale Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

1 1 1

Price: \$280,500
Method: Private Sale
Date: 13/11/2022
Property Type: Apartment



4/99 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

1 1 1

Price: \$274,000
Method: Private Sale
Date: 08/12/2022
Property Type: Unit



8/143 Booran Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

1 1 1

Price: \$270,000
Method: Private Sale
Date: 14/03/2023
Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018