

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

8/123 Murray Street, Caulfield Vic 3162

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Caulfield

Period - From

01/10/2023

to

31/12/2023

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	8/5 Duke St CAULFIELD SOUTH 3162	\$540,000	25/03/2024
2	18/481-483 Kooyong Rd ELSTERNWICK 3185	\$515,000	03/03/2024
3	4/10 Narong Rd CAULFIELD NORTH 3161	\$503,000	17/03/2024

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:

09/04/2024 16:17

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000
Median Unit Price
December quarter 2023: \$725,000

Comparable Properties



8/5 Duke St CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment



18/481-483 Kooyong Rd ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Auction Sale
Date: 03/03/2024
Property Type: Apartment



4/10 Narong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$503,000
Method: Auction Sale
Date: 17/03/2024
Property Type: Apartment

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