### 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	5/4 Bella Vista Road, Caulfield North Vic 3161
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$600,000 & \$660,	,000
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#### Median sale price

Median price	\$671,500	Pro	perty Type	Unit		Suburb	Caulfield North
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	4/11 Kooyong Rd CAULFIELD NORTH 3161	\$645,000	05/04/2025
2	17/129 Kambrook Rd CAULFIELD NORTH 3161	\$635,000	20/02/2025
3	10/46 Orrong Cr CAULFIELD NORTH 3161	\$631,000	18/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/04/2025 16:28





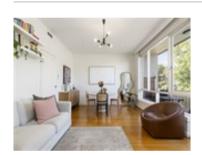




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** Year ending March 2025: \$671,500

# Comparable Properties



4/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Price: \$645,000

Method: Sold Before Auction

Date: 05/04/2025 Property Type: Unit **Agent Comments** 



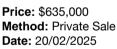
17/129 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

2









Property Type: Apartment



10/46 Orrong Cr CAULFIELD NORTH 3161 (REI/VG)

**Agent Comments** 

Price: \$631,000

Method: Sold Before Auction

Date: 18/02/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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