

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 1/12 Hudson Street, Caulfield North 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,200,000 & \$1,320,000

## Median sale price

Median price \$1,722,000 Property type Unit Suburb Caulfield North

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

**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
5/49 Seymour Rd Elsternwick 3185	\$1,315,000	02/12/2023
2/27 Leaburn Av Caulfield North 3161	\$1,318,000	17/12/2023
2/21 Octavius Av Caulfield North 3161	\$1,260,000	19/11/2023

This Statement of Information was prepared on: 12/02/2024