

## 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

110/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 May 2023

to

30 Apr 2024

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

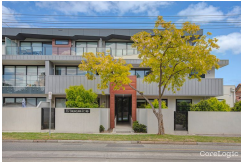
103/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161	\$590,000	19-Dec-23
13/129 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$580,000	24-Feb-24
7/915 DANDENONG ROAD MALVERN EAST VIC 3145	\$590,000	01-Feb-24

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: 07 May 2024

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**103/337 BALACLAVA ROAD  
 CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price **\$590,000** Sold Date **19-Dec-23**

Distance **0.27km**



**13/129 KAMBROOK ROAD  
 CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price **\$580,000** Sold Date **24-Feb-24**

Distance **0.63km**



**7/915 DANDENONG ROAD  
 MALVERN EAST VIC 3145**

 2  1  1

Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **01-Feb-24**

Distance **0.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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