

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

18/3 Wilks Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,334,250 Property Type Townhouse Suburb Caulfield North

Period - From 22/09/2022 to 21/09/2023 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	1/7 Hughenden Rd ST KILDA EAST 3183	\$1,500,000	20/08/2023
2	10/3 Wilks St CAULFIELD NORTH 3161	\$1,281,000	02/04/2023
3			

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: 22/09/2023 11:47



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
22/09/2022 - 21/09/2023: \$1,334,250

Comparable Properties



1/7 Hughenden Rd ST KILDA EAST 3183 (REI) Agent Comments

 3  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 20/08/2023
Property Type: Townhouse (Res)



10/3 Wilks St CAULFIELD NORTH 3161 Agent Comments
(REI/VG)

 3  2  2

Price: \$1,281,000
Method: Auction Sale
Date: 02/04/2023
Property Type: Townhouse (Res)

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.

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