

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

18/9 Hudson Street, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$290,000

Median sale price

Median price

\$802,500

Property Type

Unit

Suburb

Caulfield North

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 | 1/55 Filbert St CAULFIELD SOUTH 3162 | \$290,000 | 07/02/2024 |
| 2 | 6/49 Clarence St ELSTERNWICK 3185 | \$285,000 | 16/11/2023 |
| 3 | 11/2 Rosedale Av GLEN HUNTLY 3163 | \$273,000 | 04/02/2024 |

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:

21/02/2024 11:40

Jason Isaacs
03 8532 5200
0488 700 789

jason.isaacs@belleproperty.com

Indicative Selling Price

\$290,000

Median Unit Price

December quarter 2023: \$802,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/55 Filbert St CAULFIELD SOUTH 3162 (REI) Agent Comments

1 1 1

Price: \$290,000

Method: Private Sale

Date: 07/02/2024

Property Type: Apartment



6/49 Clarence St ELSTERNWICK 3185 (REI/VG) Agent Comments

1 1 1

Price: \$285,000

Method: Private Sale

Date: 16/11/2023

Property Type: Apartment



11/2 Rosedale Av GLEN HUNTLY 3163 (REI) Agent Comments

1 1 1

Price: \$273,000

Method: Private Sale

Date: 04/02/2024

Property Type: Apartment

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