Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/61 Eskdale Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$285,000						

Median sale price

Median price	\$652,500	Pro	operty Type Unit			Suburb	Caulfield North
Period - From	01/01/2023	to	31/12/2023	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11/359 Balaclava Rd CAULFIELD NORTH 3161	\$305,000	19/10/2023
2	1/55 Filbert St CAULFIELD SOUTH 3162	\$290,000	07/02/2024
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:

22/03/2024 11:36





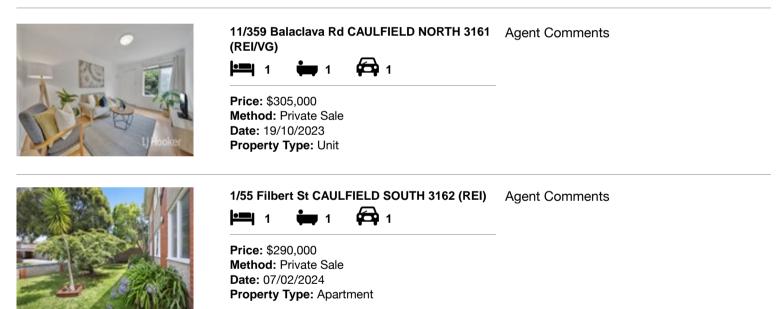




Rooms: 2 Property Type: Apartment Agent Comments Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

Indicative Selling Price \$285,000 Median Unit Price Year ending December 2023: \$652,500

Comparable Properties



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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014

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