

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

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

Property Type Unit

Suburb Caulfield North

Period - From 01/01/2023

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	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
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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:

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Dannie Corr
+ 61 3 9534 8014
+61 418 100 226
sales@whiting.com.au



Rooms: 2
Property Type: Apartment
Agent Comments

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

Comparable Properties



11/359 Balaclava Rd CAULFIELD NORTH 3161 Agent Comments
(REI/VG)



Price: \$305,000
Method: Private Sale
Date: 19/10/2023
Property Type: Unit



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



Price: \$290,000
Method: Private Sale
Date: 07/02/2024
Property Type: Apartment

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