

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



209/2 CAULFIELD BOULEVARD,

2 1 1

Indicative Selling Price

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

Price Range: \$520,000 to \$570,000

Provided by: Shelly Zhang, LLC Real Estate

MEDIAN SALE PRICE



CAULFIELD NORTH, VIC, 3161

Suburb Median Sale Price (Unit)

\$647,500

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



401/1A FINCH ST, MALVERN EAST, VIC 3145

2 1 1

Sale Price

***\$530,000**

Sale Date: 01/04/2024

Distance from Property: 386m



13/129 KAMBROOK RD, CAULFIELD NORTH,

2 1 1

Sale Price

\$580,000

Sale Date: 24/02/2024

Distance from Property: 636m



11/9 WYUNA RD, CAULFIELD NORTH, VIC

2 1 1

Sale Price

***\$540,500**

Sale Date: 28/10/2023

Distance from Property: 532m



This report has been compiled on 24/04/2024 by LLC Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

209/2 CAULFIELD BOULEVARD, CAULFIELD NORTH, VIC 3161

Indicative selling price

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

Price Range:

\$520,000 to \$570,000

Median sale price

Median price

\$647,500

Property type

Unit

Suburb

CAULFIELD NORTH

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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

401/1A FINCH ST, MALVERN EAST, VIC 3145	*\$530,000	01/04/2024
13/129 KAMBROOK RD, CAULFIELD NORTH, VIC 3161	\$580,000	24/02/2024
11/9 WYUNA RD, CAULFIELD NORTH, VIC 3161	*\$540,500	28/10/2023

This Statement of Information was prepared on:

24/04/2024