

# 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 3/1A Carnarvon Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,375,000

### Median sale price

Median price \$1,420,000 Property Type Townhouse Suburb Caulfield North

Period - From 18/03/2023 to 17/03/2024 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	2/18 Payne St CAULFIELD NORTH 3161	\$1,350,000	18/11/2023
2	1/93 Kambrook Rd CAULFIELD NORTH 3161	\$1,345,000	24/09/2023
3	2/27 Leaburn Av CAULFIELD NORTH 3161	\$1,318,000	17/12/2023

**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: 18/03/2024 10:43

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**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median Townhouse Price**

18/03/2023 - 17/03/2024: \$1,420,000



3   2   1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/18 Payne St CAULFIELD NORTH 3161**  
(REI/VG)

Agent Comments

3   2   2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Townhouse (Res)



**1/93 Kambrook Rd CAULFIELD NORTH 3161**  
(REI/VG)

Agent Comments

3   2   2

**Price:** \$1,345,000

**Method:** Auction Sale

**Date:** 24/09/2023

**Property Type:** Townhouse (Res)



**2/27 Leaburn Av CAULFIELD NORTH 3161**  
(REI)

Agent Comments

3   2   2

**Price:** \$1,318,000

**Method:** Auction Sale

**Date:** 17/12/2023

**Property Type:** Townhouse (Res)

**Account - Rodney Morley** | P: 03 9525 9222 | F: 03 9525 9362