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

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,250,000		&		\$1,375,000					
Median sale price										
Median price	\$1,420,000	Pro	operty Type	Том	nhouse		Suburb	Caulfield North		
Period - From	18/03/2023	to	17/03/2024		So	ource	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.

Ad	dress 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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Property Type: Townhouse Agent Comments Rochelle Butt 9525 9222 0412 707 033 rochelle@rodneymorley.com.au

Indicative Selling Price \$1,250,000 - \$1,375,000 Median Townhouse Price 18/03/2023 - 17/03/2024: \$1,420,000

# **Comparable Properties**



(REI/VG) |===| 3 🖕 2 🋱 2

2/18 Payne St CAULFIELD NORTH 3161

Price: \$1,350,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res) Agent Comments



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



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

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



propertydata

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