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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

3/24 Narong 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 \$620,000 & \$680,000

## Median sale price

Median price \$600,000 Property type Unit Suburb Caulfield North

Period - From 01/07/2022 to 30/06/2023 Source REIV

## 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
9/205 Alma Rd ST KILDA EAST 3183	\$680,000	06/07/2023
5/16 Payne St CAULFIELD NORTH 3161	\$655,000	09/08/2023
1/2 Crimea St CAULFIELD NORTH 3161	\$655,000	02/08/2023

This Statement of Information was prepared on: 22/08/2023