

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

3/335 NORTH ROAD CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 6/5 LEILA ROAD ORMOND VIC 3204 | \$530,000 | 07-Jun-24 |
| 1/148 BOORAN ROAD GLEN HUNTLY VIC 3163 | \$485,000 | 22-May-24 |
| 18/481 KOOYONG ROAD ELSTERNWICK VIC 3185 | \$515,000 | 03-Mar-24 |

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 6 months.~~

This Statement of Information was prepared on: 02 July 2024

McGrath St Kilda
 M 0433896337
 E shannonkelly@mcgrath.com.au



6/5 LEILA ROAD ORMOND VIC 3204

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **07-Jun-24**

Distance **1.26km**



1/148 BOORAN ROAD GLEN HUNTLY VIC 3163

2 1 1

Sold Price **\$485,000** Sold Date **22-May-24**

Distance **1.38km**



18/481 KOOYONG ROAD ELSTERNWICK VIC 3185

2 1 1

Sold Price **\$515,000** Sold Date **03-Mar-24**

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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