

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

3/405 North Road, Caulfield South, VIC 3162

Indicative selling price

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

Single price \$1,250,000 or range between

--

 &

--

Median sale price

Median price

\$1,031,250

 Property type

Unit

 Suburb

CAULFIELD SOUTH

Period - From

15/11/2022

 to

14/11/2023

 Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	1/168 Centre Road Bentleigh Vic 3204	\$1,200,000	2023-06-24
2	2/471 Kooyong Road Eslerwick Vic 3185	\$1,032,500	2023-05-20
3	2/29 Burgess Street Bentleigh Vic 3204	\$1,241,000	2023-05-13

This Statement of Information was prepared on:

15/11/2023



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.