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	4/10 Narong Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$652,500	Pro	perty Type	Unit		Suburb	Caulfield North
Period - From	01/01/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	8/9 Meadow St ST KILDA EAST 3183	\$500,000	18/12/2023
2	8/132 Alexandra St ST KILDA EAST 3183	\$500,000	20/09/2023
3	8/19 Cardigan St ST KILDA EAST 3183	\$476,500	28/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2024 14:54







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Rooms: 4

Property Type: Flat

Land Size: 790.27 sqm approx

Agent Comments

Indicative Selling Price \$450,000 - \$495,000 Median Unit Price

Year ending December 2023: \$652,500

Comparable Properties



8/9 Meadow St ST KILDA EAST 3183 (REI/VG)

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Price: \$500,000 Method: Private Sale Date: 18/12/2023

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Property Type: Apartment **Land Size:** 80 sqm approx

8/132 Alexandra St ST KILDA EAST 3183

(REI/VG)

Price: \$500,000

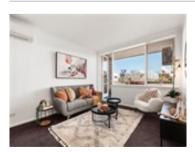
Method: Sold Before Auction

Date: 20/09/2023

Property Type: Apartment

Agent Comments

Agent Comments



8/19 Cardigan St ST KILDA EAST 3183 (VG)

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Price: \$476,500 Method: Sale Date: 28/08/2023

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



