

# 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

4/118a Murray Street, Caulfield Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$385,000 & \$420,000

### Median sale price

Median price \$480,000 Property Type Unit Suburb Caulfield

Period - From 01/01/2024 to 31/03/2024 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	Price	Date of sale
1	5/118 Murray St CAULFIELD 3162	\$415,000	01/02/2024
2	5/7 Hudson St CAULFIELD NORTH 3161	\$385,000	20/03/2024
3			

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:

06/06/2024 11:10



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$385,000 - \$420,000  
**Median Unit Price**  
March quarter 2024: \$480,000

## Comparable Properties



**5/118 Murray St CAULFIELD 3162 (REI/VG)**

**Agent Comments**



**Price:** \$415,000  
**Method:** Sold Before Auction  
**Date:** 01/02/2024  
**Property Type:** Apartment



**5/7 Hudson St CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**



**Price:** \$385,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2024  
**Property Type:** Apartment

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.

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