## 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

4/37 Wanda Road, Caulfield North Vic 3161

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |           |               |                    |       |  |  |  |
|--|-----------|---------------|--------------------|-------|--|--|--|
| Range betweer  | \$650,000 | &             | \$715,000          |       |  |  |  |
| Median sale pr   | ice*      | _             |                    |       |  |  |  |
| Median price   |           | Property Type | Suburb Caulfield I | North |  |  |  |
| Period - From  |           | to            | Source             |       |  |  |  |

#### 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.

| Ad | dress of comparable property        | Price     | Date of sale |
|----|-------------------------------------|-----------|--------------|
| 1  | 8/6 Hughenden Rd ST KILDA EAST 3183 | \$715,000 | 19/03/2024   |
| 2  | 1/331 Orrong Rd ST KILDA EAST 3183  | \$680,000 | 05/04/2024   |
| 3  | 8/23-25 Raleigh St MALVERN 3144     | \$678,500 | 27/03/2024   |

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:

07/06/2024 12:11

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$650,000 - \$715,000 No median price available

# **Comparable Properties**

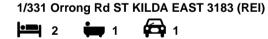


8/6 Hughenden Rd ST KILDA EAST 3183 (REI) Agent Comments



Price: \$715,000 Method: Private Sale Date: 19/03/2024 Property Type: Unit

Agent Comments



Price: \$680,000 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

8/23-25 Raleigh St MALVERN 3144 (REI)



Agent Comments



Price: \$678,500 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

#### Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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