

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

409/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161

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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,585,000

Property type

House

Suburb

Caulfield North

Period-from

01 Feb 2023

to

31 Jan 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

312/11 BOND STREET CAULFIELD NORTH VIC 3161	\$460,000	09-Oct-23
31/997 DANDENONG ROAD MALVERN EAST VIC 3145	\$495,000	22-Aug-23
11/1015 GLEN HUNTLY ROAD CAULFIELD VIC 3162	\$480,000	24-Jan-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: 14 February 2024



**312/11 BOND STREET CAULFIELD
NORTH VIC 3161**

2 1 1

Sold Price **\$460,000** Sold Date **09-Oct-23**

Distance **0.14km**



**31/997 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price **\$495,000** Sold Date **22-Aug-23**

Distance **1.09km**



**11/1015 GLEN HUNTLY ROAD
CAULFIELD VIC 3162**

2 1 1

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **24-Jan-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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