

## 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

410/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Jul 2023

to

30 Jun 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

409/2 CAULFIELD BOULEVARD CAULFIELD NORTH VIC 3161	\$506,500	09-Mar-24
104/10 STATION STREET CAULFIELD NORTH VIC 3161	\$510,000	09-Feb-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: 08 July 2024



**409/2 CAULFIELD BOULEVARD  
CAULFIELD NORTH VIC 3161**

 2  1  1

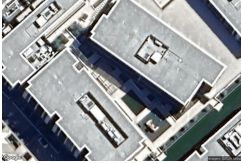
Sold Price

**\$506,500**

Sold Date **09-Mar-24**

Distance

**0km**



**104/10 STATION STREET  
CAULFIELD NORTH VIC 3161**

 2  1  1

Sold Price

**\$510,000**

Sold Date **09-Feb-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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