

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 508/10 Station Street, Caulfield North, VIC 3161

Indicative selling price

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

Price Range

\$550,000

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\$605,000

Median sale price

Median price

\$682,500

Property Type

Apartment

Suburb

Caulfield North (3161)

Period - From

01/10/2023

to

31/03/2024

Source

Pricefinder

Comparable property sales

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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
2/13 WANDA ROAD, CAULFIELD NORTH VIC 3161	\$575,000	12/05/2024
502/15 BOND STREET, CAULFIELD NORTH VIC 3161	\$600,000	13/03/2024
13/129 KAMBROOK ROAD, CAULFIELD NORTH VIC 3161	\$580,000	24/02/2024

This Statement of Information was prepared on: 31/05/2024