

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 6/2-4 Marlborough Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$643,000 Property Type Unit Suburb Caulfield North

Period - From 01/07/2023 to 30/09/2023 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	2/114 Kooyong Rd ARMADALE 3143	\$1,000,000	07/08/2023
2	1/300-302 Inkerman St ST KILDA EAST 3183	\$955,000	09/09/2023
3	5/18-20 Narong Rd CAULFIELD NORTH 3161	\$935,000	28/08/2023

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: 31/10/2023 16:32

Marshall Rushford
03 8532 5200
0418 396 981
marshall.rushford@belleproperty.com



3 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
September quarter 2023: \$643,000

Comparable Properties



2/114 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$1,000,000
Method: Sold Before Auction
Date: 07/08/2023
Property Type: Apartment



1/300-302 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

3 3 1

Price: \$955,000
Method: Sold Before Auction
Date: 09/09/2023
Property Type: Townhouse (Res)



5/18-20 Narong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 1

Price: \$935,000
Method: Sold After Auction
Date: 28/08/2023
Property Type: Townhouse (Res)

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018