

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

612/1 VILLAGE MEWS 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,750

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2022

to

31 Jul 2023

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

14M/1 VILLAGE MEWS CAULFIELD NORTH VIC 3161	\$640,000	14-May-23
105/11 BOND STREET CAULFIELD NORTH VIC 3161	\$600,000	23-Jun-23
4/8 BOND STREET CAULFIELD NORTH VIC 3161	\$615,000	09-Jun-23

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: 07 August 2023



**14M/1 VILLAGE MEWS CAULFIELD
NORTH VIC 3161**

 2  1  1

Sold Price

^{RS} **\$640,000**

Sold Date

14-May-23

Distance

0km



**105/11 BOND STREET CAULFIELD
NORTH VIC 3161**

 2  2  1

Sold Price

^{RS} **\$600,000**

Sold Date

23-Jun-23

Distance

0.14km



**4/8 BOND STREET CAULFIELD
NORTH VIC 3161**

 2  2  1

Sold Price

\$615,000

Sold Date

09-Jun-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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