

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 7/3 Wilks Street, Caulfield North Victoria 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$1,100,000 & \$1,200,000

## Median sale price

Median price \$530,000 Property type Apartment Suburb CAULFIELD NORTH

Period - From 01/04/2023 to 30/06/2023 Source REIV

## Comparable property sales

**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. 10/3 Wilks St CAULFIELD NORTH 3161	\$1,281,000	02/04/2023
2. 101/129 Hotham St BALACLAVA 3183	\$1,200,000	23/03/2023
3. 202/7 Kooyong Rd ARMADALE 3143	\$1,100,000	05/07/2023

This Statement of Information was prepared on: Thursday 3<sup>rd</sup> August 2023