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	

Indicative selling price

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

Range between \$480,000	&	\$520,000
-------------------------	---	-----------

Median sale price

Median price	\$725,000	Pro	perty Type U	nit		Suburb	Caulfield
Period - From	01/10/2023	to	31/12/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	11/22 Roseberry Gr GLEN HUNTLY 3163	\$517,000	16/12/2023
2	18/481-483 Kooyong Rd ELSTERNWICK 3185	\$515,000	03/03/2024
3	4/10 Narong Rd CAULFIELD NORTH 3161	\$503,000	17/03/2024

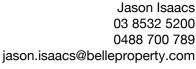
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/03/2024 14:51







Indicative Selling Price \$480,000 - \$520,000 Median Unit Price December quarter 2023: \$725,000



2 1 1

Property Type: Apartment Agent Comments

Comparable Properties



11/22 Roseberry Gr GLEN HUNTLY 3163

(REI/VG)

-- 2

•

1

6 2

Price: \$517,000 Method: Auction Sale Date: 16/12/2023

Property Type: Apartment

Agent Comments

Agent Comments





÷





Price: \$515,000 **Method:** Auction Sale **Date:** 03/03/2024

Property Type: Apartment



4/10 Narong Rd CAULFIELD NORTH 3161 (REI) Agent Comments

•=

Price: \$503,000 **Method:** Auction Sale **Date:** 17/03/2024

Property Type: Apartment

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



