# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$625,000

#### Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	Caulfield North
Period - From	01/07/2022	to	30/06/2023	Sc	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

1	101/677 Glen Huntly Rd CAULFIELD 3162	\$615,000	10/09/2023
2	112/1 Wilks St CAULFIELD NORTH 3161	\$610,000	14/07/2023
3	6/556 Dandenong Rd CAULFIELD NORTH 3161	\$600,000	20/06/2023

#### 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:	12/09/2023 15:43
--	------------------



Date of sale



Rochelle Butt 9525 9222 0412 707 033 rochelle@rodneymorley.com.au

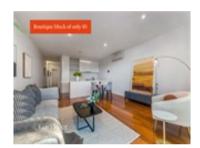
> **Indicative Selling Price** \$625,000 **Median Unit Price**

Year ending June 2023: \$600,000



# Property Type: Apartment **Agent Comments**

# Comparable Properties



101/677 Glen Huntly Rd CAULFIELD 3162 (REI) Agent Comments

Price: \$615,000 Method: Auction Sale Date: 10/09/2023

Property Type: Apartment



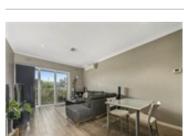
112/1 Wilks St CAULFIELD NORTH 3161

(REI/VG)

**--** 2

Price: \$610.000 Method: Private Sale Date: 14/07/2023

Property Type: Apartment



6/556 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments

Agent Comments

(REI/VG)

Price: \$600,000 Method: Private Sale Date: 20/06/2023

Property Type: Apartment

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



