

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

285 NORTH ROAD CAULFIELD SOUTH VIC 3162

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

\$1,560,000

&

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,868,000

Property type

House

Suburb

Caulfield South

Period-from

01 Nov 2021

to

31 Oct 2022

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

173 THOMAS STREET BRIGHTON EAST VIC 3187	\$1,700,000	22-Jul-22
26 TAKAPUNA STREET CAULFIELD SOUTH VIC 3162	\$1,623,000	06-Nov-22
511 HAWTHORN ROAD CAULFIELD SOUTH VIC 3162	\$1,635,000	12-Nov-22

OR

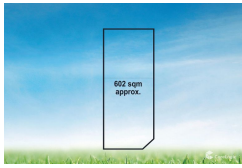
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 November 2022

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**173 THOMAS STREET BRIGHTON
EAST VIC 3187**

Sold Price

\$1,700,000

Sold Date

22-Jul-22


3

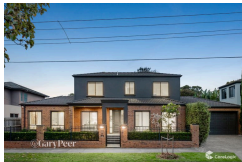


1



2

Distance

0.34km

**26 TAKAPUNA STREET CAULFIELD
SOUTH VIC 3162**

Sold Price

^{RS} **\$1,623,000**

Sold Date

06-Nov-22


4



2



2

Distance

0.46km

**511 HAWTHORN ROAD CAULFIELD
SOUTH VIC 3162**

Sold Price

^{RS} **\$1,635,000**

Sold Date

12-Nov-22


3



1



2

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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