

# 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

6/4 Bella Vista Road, Caulfield North VIC 3161

### Indicative selling price

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

Range between

\$710,000

&

\$740,000

### Median sale price

Median price

\$671,500

Property Type

Unit

Suburb

Caulfield North

Period - From

01/11/2024

to

30/04/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
4/20 Malvern Gr, Caulfield North Vic	\$691,000	17/11/2024

This Statement of Information was prepared on:

01/05/2025