

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

5/15 NARONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2023

to

31 Jan 2024

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

9/399 ALMA ROAD CAULFIELD NORTH VIC 3161	\$613,000	24-Feb-24
6/472 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$615,000	30-Jan-24
109/1 WILKS STREET CAULFIELD NORTH VIC 3161	\$615,000	02-Dec-23

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: 28 February 2024



9/399 ALMA ROAD CAULFIELD NORTH VIC 3161

 2  1  1

Sold Price ^{RS} **\$613,000** ^{UN} Sold Date **24-Feb-24**

Distance **0.31km**



6/472 DANDENONG ROAD CAULFIELD NORTH VIC 3161

 2  2  1

Sold Price ^{RS} **\$615,000** ^{UN} Sold Date **30-Jan-24**

Distance **0.57km**



109/1 WILKS STREET CAULFIELD NORTH VIC 3161

 2  1  1

Sold Price ^{RS} **\$615,000** Sold Date **02-Dec-23**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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