

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

2/16 Khartoum Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2022 to 30/09/2023 Source 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	Price	Date of sale
1	6/51 Khartoum St CAULFIELD NORTH 3161	\$665,000	24/09/2023
2	3/2 Crimea St CAULFIELD NORTH 3161	\$631,000	29/08/2023
3	4/3 Halstead St CAULFIELD NORTH 3161	\$600,000	27/07/2023

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:

03/11/2023 16:30



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending September 2023: \$600,000

Comparable Properties



6/51 Khartoum St CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$665,000
Method: Auction Sale
Date: 24/09/2023
Property Type: Apartment



3/2 Crimea St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$631,000
Method: Sold Before Auction
Date: 29/08/2023
Property Type: Apartment
Land Size: 713 sqm approx



4/3 Halstead St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 27/07/2023
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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