

## 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	6/54 Narong Road, Caulfield North Vic 3161
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#### Indicative selling price

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

Range between	\$270,000	&	\$297,000
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#### Median sale price

Median price	\$669,500	House		Unit	X	Suburb	Caulfield North
Period - From	01/07/2017	to	30/06/2018	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	7/26 Park Cr CAULFIELD NORTH 3161	\$305,000	24/08/2018
2	4/115 Eskdale Rd CAULFIELD NORTH 3161	\$303,000	01/06/2018
3	7/61 Halstead St CAULFIELD NORTH 3161	\$297,500	29/06/2018

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.



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**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 747.869 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$270,000 - \$297,000  
**Median Unit Price**  
Year ending June 2018: \$669,500

## Comparable Properties



7/26 Park Cr CAULFIELD NORTH 3161 (REI)   Agent Comments

1   1   1

**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 24/08/2018  
**Rooms:** 3  
**Property Type:** Apartment



4/115 Eskdale Rd CAULFIELD NORTH 3161 (REI/VG)   Agent Comments

1   1   1

**Price:** \$303,000  
**Method:** Sold Before Auction  
**Date:** 01/06/2018  
**Rooms:** -  
**Property Type:** Unit



7/61 Halstead St CAULFIELD NORTH 3161 (REI/VG)   Agent Comments

1   1   1

**Price:** \$297,500  
**Method:** Sold Before Auction  
**Date:** 29/06/2018  
**Rooms:** -  
**Property Type:** Apartment