

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

2/15 Waiora Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Caulfield North

Period - From 01/10/2021 to 31/12/2021 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	7/7 Kooyong Rd CAULFIELD NORTH 3161	\$690,000	03/09/2021
2	2/11 Kooyong Rd CAULFIELD NORTH 3161	\$687,000	12/12/2021
3	2/62 Hawthorn Rd CAULFIELD NORTH 3161	\$660,000	10/10/2021

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:

31/01/2022 08:14

Rochelle Butt

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Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

December quarter 2021: \$737,500



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/7 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 03/09/2021

Property Type: Unit



2/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$687,000

Method: Auction Sale

Date: 12/12/2021

Property Type: Apartment



2/62 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 10/10/2021

Property Type: Apartment

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