Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/15 Waiora Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Range between \$640,000 & \$690,000	ge between	veen \$640,000	&	\$690,000	
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Median sale price

Median price	\$737,500	Pro	perty Type	Jnit		Suburb	Caulfield North
Period - From	01/10/2021	to	31/12/2021	s	ource	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

		1 1100	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



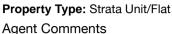
Date of sale



Rochelle Butt 9525 9222 0412 707 033 rochelle@rodneymorley.com.au

Indicative Selling Price \$640,000 - \$690,000 **Median Unit Price** December quarter 2021: \$737,500





Comparable Properties



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

Price: \$690,000

Method: Sold Before Auction

Date: 03/09/2021 Property Type: Unit Agent Comments



2/11 Kooyong Rd CAULFIELD NORTH 3161

(REI)

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Price: \$687,000 Method: Auction Sale Date: 12/12/2021

Property Type: Apartment

Agent Comments



2/62 Hawthorn Rd CAULFIELD NORTH 3161

(REI/VG)



Price: \$660,000 Method: Auction Sale Date: 10/10/2021

Property Type: Apartment

Agent Comments

