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	4 Rowena Street, Caulfield North Vic 3161

Indicative selling price

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

Single price $2,500,000

Median sale price

Median price $2,320,000 Property Type House Suburb Caulfield North

Period - From 01/04/2024 to 30/06/2024 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	2 Grimwade Ct CAULFIELD NORTH 3161	$2,450,000	13/09/2024
2	65 Balaclava Rd ST KILDA EAST 3183	$2,495,000	18/08/2024
3	4 Morrice St CAULFIELD NORTH 3161	$2,520,000	28/04/2024

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: 24/09/2024 18:35

4 Rowena Street, Caulfield North Vic 3161

Nelson Alexander



6 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,500,000
Median House Price
June quarter 2024: $2,320,000

Comparable Properties



2 Grimwade Ct CAULFIELD NORTH 3161 (REI)

3 1 2

Price: $2,450,000
Method: Private Sale
Date: 13/09/2024
Property Type: House

Agent Comments



65 Balaclava Rd ST KILDA EAST 3183 (REI)

7 2 3

Price: $2,495,000
Method: Auction Sale
Date: 18/08/2024
Property Type: House (Res)
Land Size: 966 sqm approx

Agent Comments



4 Morrice St CAULFIELD NORTH 3161 (REI/VG)

5 2 3

Price: $2,520,000
Method: Auction Sale
Date: 28/04/2024
Property Type: House (Res)
Land Size: 807 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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