Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/10 Hudson Street, Caulfield North Vic 3161

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $628,500 Property type Townhouse Suburb Caulfield North

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

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Address of comparable property	Price	Date of sale
21 Huntly St GLEN HUNTLY 3163	$1,160,000	15/02/2024

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: 12/08/2024