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	3/4 Testar Grove, Caulfield North Vic 3161

Indicative selling price

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

Range between $610,000 & $670,000

Median sale price

Median price $749,500 Property Type Unit 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	8/15 Waiora Rd CAULFIELD NORTH 3161	$740,000	28/07/2024
2	1/24 Pental Rd CAULFIELD NORTH 3161	$740,000	12/07/2024
3	4/37 Wanda Rd CAULFIELD NORTH 3161	$745,000	07/07/2024

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: 10/10/2024 10:01

3/4 Testar Grove, Caulfield North Vic 3161

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Property Type:
Agent Comments

Indicative Selling Price
$610,000 - $670,000
Median Unit Price
June quarter 2024: $749,500

Comparable Properties



8/15 Waiora Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $740,000
Method: Auction Sale
Date: 28/07/2024
Property Type: Apartment

Agent Comments



1/24 Pental Rd CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $740,000
Method: Sold Before Auction
Date: 12/07/2024
Property Type: Apartment

Agent Comments



4/37 Wanda Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 2

Price: $745,000
Method: Auction Sale
Date: 07/07/2024
Property Type: Apartment

Agent Comments

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