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	1/1 Manor Grove, 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 $688,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2023 to 30/09/2024 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	9/3 Wilks St CAULFIELD NORTH 3161	$1,183,000	16/10/2024
2	2/4 Westbury Gr ST KILDA EAST 3183	$1,280,000	02/10/2024
3	3/10 Princes St CAULFIELD NORTH 3161	$1,285,000	20/09/2024

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: 06/11/2024 10:59

1/1 Manor Grove, Caulfield North Vic 3161



4 2 1

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending September 2024: $688,000

Comparable Properties



9/3 Wilks St CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,183,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)

Agent Comments



2/4 Westbury Gr ST KILDA EAST 3183 (REI)

3 2 2

Price: $1,280,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: Townhouse (Res)

Agent Comments



3/10 Princes St CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,285,000
Method: Private Sale
Date: 20/09/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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