

# 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 3/12 Wyuna Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$715,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2018 to 30/09/2019 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	4/12 Wyuna Rd CAULFIELD NORTH 3161	\$696,000	25/08/2019
2	4/337 Balaclava Rd CAULFIELD NORTH 3161	\$689,000	17/09/2019
3	9/722 Inkerman Rd CAULFIELD NORTH 3161	\$678,000	25/05/2019

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: 18/11/2019 11:37

3/12 Wyuna Road, Caulfield North Vic 3161

**Jellis  
Craig**

Thi Nguyen

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**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

Year ending September 2019: \$715,000



 2    1    1

**Rooms:** 4

**Property Type:** TOWNHOUSE

Agent Comments

## Comparable Properties



**4/12 Wyuna Rd CAULFIELD NORTH 3161  
(REI/VG)**

Agent Comments

 2    1    1

**Price:** \$696,000

**Method:** Auction Sale

**Date:** 25/08/2019

**Rooms:** 4

**Property Type:** Townhouse (Res)

**4/337 Balaclava Rd CAULFIELD NORTH 3161  
(VG)**

Agent Comments

 2    -    -

**Price:** \$689,000

**Method:** Sale

**Date:** 17/09/2019

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit



**9/722 Inkerman Rd CAULFIELD NORTH 3161  
(REI/VG)**

Agent Comments

 2    1    1

**Price:** \$678,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** 4

**Property Type:** Unit

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.