

# 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

5/11 Payne Street, 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

\$980,000

&

\$1,078,000

### Median sale price

Median price

\$562,500

Property type

Unit

Suburb

Caulfield North

Period - From

01/05/2024

to

31/07/2024

Source



PropTrack

### 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
5/33 Wanda Road, Caulfield North, VIC 3161	\$976,000	24/03/2024
2/31 Wanalta Road, Carnegie, VIC 3163	\$960,000	15/03/2024
2/192 Neerim Road, Carnegie, VIC 3163	\$1,068,000	27/04/2024

**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: 24/08/2024