## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

3/53 Narong Road, Caulfield North Vic 3161
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#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,297,500	Pro	perty Type T	ownhouse		Suburb	Caulfield North
Period - From	25/06/2024	to	24/06/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	403/3 Evergreen Mews ARMADALE 3143	\$1,150,000	24/06/2025
2	5/226 Alma Rd ST KILDA EAST 3183	\$1,120,000	06/04/2025
3	3/237-239 Balaclava Rd CAULFIELD NORTH 3161	\$1,130,000	23/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/06/2025 09:28





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**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median Townhouse Price** 25/06/2024 - 24/06/2025: \$1,297,500





# Comparable Properties



403/3 Evergreen Mews ARMADALE 3143 (REI)

Price: \$1,150,000 Method: Private Sale Date: 24/06/2025

Property Type: Apartment

**Agent Comments** 



5/226 Alma Rd ST KILDA EAST 3183 (REI/VG)



Agent Comments

Price: \$1,120,000 Method: Auction Sale Date: 06/04/2025

Property Type: House (Res)



3/237-239 Balaclava Rd CAULFIELD NORTH 3161 (REI)

**Agent Comments** 

Price: \$1,130,000 Method: Private Sale Date: 23/01/2025 Property Type: Unit

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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