

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 21 Edinburgh Avenue, Caulfield

Indicative selling price

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

Single price \$ or range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,650,000 Property type House Suburb Caulfield

Period - From 28/04/2019 to 29/10/2019 Source REIV

Comparable property sales

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 1 Elmhurst Avenue, Caulfield North	\$1,785,000	05/05/2019
2 9 Riddell Parade, Elsternwick	\$1,750,000	30/07/2019
3 5 Main Street, Elsternwick	\$1,870,000	15/09/2019

This Statement of Information was prepared on: 29th October 2019