

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 5 Rosecraddock Place Caulfield North 3161

Indicative selling price

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

Single price or range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$2,013,000 Property type House Suburb Caulfield North

Period - From 01/07/2021 to 30/09/2020 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 28 Cromwell Street Caulfield North	\$3,300,000	30/06/2021
2 26 Neerim Road Caulfield	\$3,400,000	03/06/2021
3 19 Hillside Avenue Caulfield	\$3,365,000	23/05/2021

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: 11/11/2021