

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 13 Dunbar Avenue, Caulfield North Vic 3161

Indicative selling price

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

Single price \$2,995,000

Median sale price

Median price \$2,665,500 Property type House Suburb Caulfield North

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

A* These are the two 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
109 Kooyong Rd CAULFIELD NORTH 3161	\$3,150,000	27/02/2022
11 Bambra Rd CAULFIELD NORTH 3161	\$3,075,000	25/01/2022
19 Octavius Ave CAULFIELD NORTH 3161	\$2,900,000	26/06/2022

This Statement of Information was prepared on: 05/07/2022