

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 1/21 Octavius Avenue Caulfield North 3161

Indicative selling price

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

Single price \$ or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$696,000 Property type Unit Suburb Caulfield North

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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
2/18 Octavius Avenue Caulfield North 3161	\$1,220,000	07/09/2022
2/12 Yendon Road Carnegie 3163	\$1,100,000	17/09/2022
1/228 Bambra Road Caulfield South 3162	\$1,155,000	29/05/2022

This Statement of Information was prepared on: 04/11/2022