

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

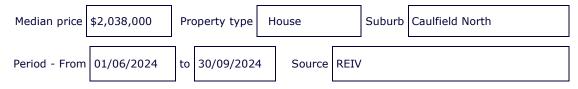
Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$2,295,000

Median sale price



Comparable property sales

Address of comparable property	Price	Date of sale
1 Langdon Rd Caulfield North 3161	\$2,520,000	06/10/2024
4 Rowena St Caulfield North 3161	\$2,350,000	26/09/2024

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: 9/12/2024