

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 3 Cadby Court, CAULFIELD Victoria 3162

Indicative selling price

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

Single price N/A or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$2,476,000 Property type HOUSE Suburb CAULFIELD

Period - From 01/07/2022 to 30/09/2022 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. 63 Normanby Rd, Caulfield North 3161	\$1,120,000	06/07/2022
2. 240 Booran Rd, Ormond 3204	\$1,090,000	07/10/2022
3. 2/11 Jasmine St, Caulfield South 3162	\$1,035,000	25/06/2022

This Statement of Information was prepared on: Tuesday 18th October 2022