

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 George Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,012,500 Property type House Suburb Caulfield North

Period - From 01/07/2021 to 30/09/2021 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
20 Grosvenor St BALACLAVA 3183	\$2,175,000	30/06/2021
273 Kooyong Rd ELSTERNWICK 3185	\$2,025,000	11/10/2021
6 Camden St BALACLAVA 3183	\$1,970,000	18/07/2021

This Statement of Information was prepared on: 27/10/2021