

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 12b Oak Crescent, Caulfield North

Indicative selling price

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

Single price \$ or range between \$1,820,000 & \$2,000,000

Median sale price

Median price \$1,809,500 Property type House Suburb Caulfield North
Period - From 1/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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) 2b Omar Street, Caulfield South	\$1,990,000	18/09/20
2) 168a Kambrook Road, Caulfield	\$1,825,000	28/07/20
3) 8a Alfred Street, Caulfield	\$1,880,000	8/07/20

This Statement of Information was prepared on: 2/11/2020