

# 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 48 Park Crescent, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

## Median sale price

Median price 2,290,000 Property type House Suburb Caulfield North

Period - From 22/07/2023 to 21/07/2024 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
1. 2 Union St ARMADALE 3143	\$1,960,000	16/05/2024
2. 59 Claremont Av MALVERN 3144	\$1,960,000	04/05/2024
3. 14a Maitland St GLEN IRIS 3146	\$1,875,000	11/05/2024

This Statement of Information was prepared on: 21/07/2024