

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 36b Halstead Street, Caulfield North Vic 3161

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 \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,350,000 Property type Townhouse Suburb Caulfield North

Period - From 28/10/2023 to 27/10/2024 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
1/12-14 Blanche St, ELSTERNWICK	\$1,732,000	12/09/2024
4/152 Orrong Rd CAULFIELD NORTH 3161	\$1,710,000	19/06/2024
52 Teak St CAULFIELD SOUTH 3162	\$1,690,000	12/05/2024

OR

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: 28/10/2024