

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23a Leaburn Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$2,662,500

Property Type

House

Suburb

Caulfield North

Period - From

01/04/2023

to

30/06/2023

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	16a Crimea St CAULFIELD NORTH 3161	\$2,600,000	07/03/2023
2	5b Service St CAULFIELD NORTH 3161	\$2,450,000	05/03/2023
3	2B Buxton St ELSTERNWICK 3185	\$2,353,000	08/04/2023

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:

28/07/2023 11:51



 5  4  2

Property Type:

Agent Comments

Comparable Properties



16a Crimea St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  4  2

Price: \$2,600,000

Method: Sold Before Auction

Date: 07/03/2023

Property Type: House (Res)

Land Size: 349 sqm approx



5b Service St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,450,000

Method: Auction Sale

Date: 05/03/2023

Property Type: House (Res)



2B Buxton St ELSTERNWICK 3185 (REI/VG)

Agent Comments

 4  4  2

Price: \$2,353,000

Method: Private Sale

Date: 08/04/2023

Property Type: House

Land Size: 392 sqm approx