

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 3/47 Narong Road, 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 \$600,000 & \$660,000

Median sale price

Median price \$750,000 Property type Suburb Caulfield North
Period - From 1/01/2021 to 31/03/2021 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) 10/37 Melby Avenue, St Kilda East	\$670,000	9/05/21
2) 6/20 Kooyong Road, Caulfield North	\$670,000	18/04/21
3) 4/4a Wando Grove, St Kilda East	\$607,000	18/04/21

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: 10/05/2021