

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 5 Craddock Ave Caulfield North Vic 3161

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

Median sale price

Median price \$2,295,000 Property type House Suburb Caulfield North

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

A* These are the two 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
216 Glen Eira Rd ELSTERNWICK 3185	\$3,515,000	02/05/2021
96 Balaclava Rd CAULFIELD NORTH 3161	\$4,200,000	07/10/2021
16 Lumeah Rd CAULFIELD NORTH 3161	\$4,200,000	09/05/2021

This Statement of Information was prepared on: 19/10/2021