

# 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 44 Langdon Rd Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$3,600,000 & \$3,950,000

## Median sale price

Median price \$2,230,000 Property type House Suburb Caulfield North

Period - From 01/07/2022 to 30/09/2022 Source REIV

## Comparable property sales

**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
16 Cranham St CAULFIELD 3162	\$3,800,000	15/08/2022
39 Orrong Cr CAULFIELD NORTH 3161	\$3,650,000	05/06/2022
12 Carrington Gve ST KILDA EAST 3183	\$3,931,000	29/05/2022

This Statement of Information was prepared on: 15/11/2022