

Statement of Information

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 21 Kent Grove, 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 \$3,000,000 & \$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,320,000 *House ☒ *Unit ☐ Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 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
352 Alma Road, Caulfield North	\$2,952,000	01/08/2017
92 Balaclava Road, Caulfield North	\$3,700,000	08/10/2017
54 Howitt Road, Caulfield North	\$3,300,000	06/09/2017