

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 30a Park Crescent, 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 \$1,850,000 & \$2,000,000

Median sale price

Median price \$2,013,000 Property type House Suburb Caulfield North

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

Comparable property sales

A* These are the 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
12a Oak Crescent, Caulfield North	\$2,100,000	06/10/2021
21/1 Freeman Street, Caulfield	\$2,170,000	16/10/2021
4b Heatherbrae Avenue, Caulfield	\$1,900,000	25/07/2021

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