

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 34 Fitzgibbon Crescent, CAULFIELD NORTH 3161

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 \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,295,000 Property type House Suburb Caulfield North
Period - From 01/04/2021 to 30/06/2021 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 9 Narrawong Cr CAULFIELD SOUTH 3162	\$1,902,000	04/07/2021
2 4 Sebastopol St CAULFIELD NORTH 3161	\$2,000,000	13/08/2021
3 4 Amelia St CAULFIELD SOUTH 3162 VIC	\$1,970,000	10/10/2021

This Statement of Information was prepared on: 13/10/2021