

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 24 Raphael Street 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 \$1,000,000 & \$1,100,000

Median sale price

Median price \$2,146,000 Property type Townhouse Suburb Caulfield North

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
3 Raglan Street Caulfield North 3161	\$1,210,000	13/03/2021
6/88 Alexandra Street St Kilda East 3183	\$1,770,500	27/02/2021

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 24/03/2021