

# 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 21/3 Wilks street 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 \$1,300 000 & \$1,400 000

## Median sale price

Median price \$2,488,000 Property type House Suburb Caulfield North  
Period - From 1/01/2024 to 31/03/2024 Source REI

## 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 7/47 Lansdowne Rd ST KILDA EAST 3183	\$1,455 000	25/2/2024
2 4/7 Hughenden Rd ST KILDA EAST 3183 VIC	\$1,440 000	3/12/2023
3 18/3 Wilks St CAULFIELD NORTH 3161 VIC	\$1,515 000	2/12/2023

**OR**

**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: 14/05/2024