

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 1b Wanda Road, Caulfield North VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,599,500

Median sale price

Median price \$1,931,250

Property type Townhouse

Suburb Caulfield North

Period - From 01/10/2018

to 30/09/2019

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
15a Kooyong Road, Caulfield North VIC 3161	\$1,750,000	24/11/2019
5 Carinya Crescent, Caulfield North VIC 3161	\$1,685,000	28/07/2019
4/50 Balaclava Road, St Kilda East VIC 3183	\$1,420,000	27/10/2019

This Statement of Information was prepared on: 13/12/2019