

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 43 Crimea 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 \$ N/A or range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,822,000 Property type House Suburb Caulfield North

Period - From 01/04/2020 to 30/06/2020 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
1. 77 Alexandra St, ST KILDA EAST 3183	\$1,350,000	09/08/2020
2. 11 Sebastopol St, CAULFIELD NORTH 3161	\$1,275,000	03/05/2020
3. 2 Bond St, CAULFIELD NORTH 3161	\$1,250,000	04/07/2020

This Statement of Information was prepared on: Tuesday 29th September 2020