

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 Fitzgibbon Crescent, Caulfield

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 \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,643,000 Property type House Suburb Caulfield South
Period - From 01/04/2022 to 30/06/2022 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
29 Langdon Road, Caulfield North	\$2,950,000	04/09/2022
19 Octavius Street, Caulfield South	\$2,900,000	26/06/2022
8 Nightingale Street, Balaclava	\$2,755,000	10/09/2022

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: 17/11/2022