

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 18 Findon Ave, Caulfield North Vic 3161

Indicative selling price

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

Range between \$5,200,000 & \$5,700,000

Median sale price

Median price \$2,295,000 Property type House Suburb Caulfield North

Period - From 01/04/2021 to 30/06/2021 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
30 Hopetoun Rd TOORAK 3142	\$5,000,000	20/05/2021
36 Mercer Rd ARMADALE 3143	\$5,300,000	15/05/2021
20 Glencoe St CAULFIELD NORTH 3161	\$5,600,000	24/02/2021

This Statement of Information was prepared on: 11/08/2021