

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 50a Langdon Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$1,865,000

Median sale price

Median price \$695,500 Property type Unit Suburb Caulfield North

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

A* These are the two 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
2/14 Seymour Rd ELSTERNWICK 3185	\$1,921,500	31/07/2022
20 Ercildoune St CAULFIELD NORTH 3161	\$1,865,000	18/05/2022

This Statement of Information was prepared on: 07/10/2022