

# 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 2 Edinburgh Avenue Caulfield Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,420,000

## Median sale price

Median price \$1,725,000 Property type House Suburb Caulfield North

Period - From 01/10/2019 to 31/12/2019 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
46 Eskdale Rd CAULFIELD NORTH 3161	\$2,200,000	20/03/2020
3 Edith St CAULFIELD NORTH 3161	\$2,515,000	15/03/2020
22 Kelburn St CAULFIELD NORTH 3161	\$2,410,000	17/12/2019

This Statement of Information was prepared on: 30/03/2020