

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Redan Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,175,000 & \$2,375,000

Median sale price

Median price \$2,230,000 Property Type House Suburb Caulfield North

Period - From 01/07/2022 to 30/09/2022 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
1	5 Ward Av CAULFIELD NORTH 3161	\$2,650,000	31/07/2022
2	25 Kent Gr CAULFIELD NORTH 3161	\$2,485,000	02/10/2022
3	8 Gerard St CAULFIELD 3162	\$2,401,000	04/09/2022

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:

20/10/2022 10:43



 4  2  3

Property Type: House (Res)

Agent Comments

Comparable Properties



5 Ward Av CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  2  4

Price: \$2,650,000

Method: Auction Sale

Date: 31/07/2022

Property Type: House (Res)

Land Size: 654 sqm approx



25 Kent Gr CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  2  3

Price: \$2,485,000

Method: Auction Sale

Date: 02/10/2022

Property Type: House (Res)

Land Size: 525 sqm approx



8 Gerard St CAULFIELD 3162 (REI)

Agent Comments

 4  2  3

Price: \$2,401,000

Method: Auction Sale

Date: 04/09/2022

Property Type: House (Res)

Land Size: 680 sqm approx