

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 32 Hudson Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,105,000 Property type House Suburb Caulfield North

Period - From 01/01/2021 to 31/03/2021 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
72 Murray St CAULFIELD 3162	\$2,050,000	28/03/2021
17 Mitchell Rd CAULFIELD NORTH 3161	\$2,110,000	17/03/2021
12b Oak Cr CAULFIELD NORTH 3161	\$1,920,000	23/12/2020

This Statement of Information was prepared on: 12/05/2021