

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 Ward Avenue Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$2,000 000 & \$2,200 000

Median sale price

Median price \$2,508 000 Property type House Suburb Caulfield North

Period - From 1/01/2020 to 31/03/2020 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 15 Bent street Caulfield South	\$2,140 000	1/03/2020
2 57 Burrindi rd Caulfield South	\$2,181 000	4/12/2019
3 28 Trevascus Street Caulfield South	\$2,030 000	16/04/2020

This Statement of Information was prepared on: 11/05/2020