

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 36 Langdon Road, Caulfield North, VIC 3161

Indicative selling price

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

Single Price \$3,100,000

Median sale price

Median price \$2,068,500 Property Type House Suburb Caulfield North (3161)

Period - From 01/03/2020 to 28/02/2021 Source CoreLogic

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 |
|--|-------------|--------------|
| 8 CRADDOCK AVENUE, CAULFIELD NORTH VIC 3161 | \$4,410,000 | 03/03/2021 |
| 6A OCTAVIUS AVENUE, CAULFIELD NORTH VIC 3161 | \$2,950,000 | 02/12/2020 |
| 8 MORRICE STREET, CAULFIELD NORTH VIC 3161 | \$2,975,000 | 16/12/2020 |

This Statement of Information was prepared on: 02/03/2021