

# 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 30 Sebastopol Street CAULFIELD NORTH 3161

## Indicative selling price

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

Single price \$2,200,000

## Median sale price

Median price \$2,653,000 Property type HOUSE Suburb CAULFIELD NORTH

Period - From 01/04/2022 to 30/06/2022 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
1. 40 Halstead Street CAULFIELD NORTH 3161	\$2,203,000	31/07/2022

**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: 02/09/2022