

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 9 Octavius Ave, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,145,500 Property type House Suburb Caulfield North

Period - From 01/10/2020 to 31/12/2020 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
47 Murray St ELSTERNWICK 3185	\$2,595,000	13/12/2020
5 Khartoum St CAULFIELD NORTH 3161	\$2,310,000	15/12/2020
22 Prahran Gve ELSTERNWICK 3185	\$2,025,000	28/02/2021

This Statement of Information was prepared on: 19/03/2021