

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 4 Helenslea Road, Caulfield North Vic 3161

Indicative selling price

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

Single price - or range between \$4,900,000 & \$5,390,000

Median sale price

Median price \$2,013,000 Property type House Suburb Caulfield North

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales

A* These are the two 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
32 Kent Gr CAULFIELD NORTH 3161	\$5,000,000	14/11/2021
13 Ward Av CAULFIELD NORTH 3161	\$5,425,000	12/10/2021
5 Craddock Av CAULFIELD NORTH 3161	\$4,666,000	31/10/2021

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than two comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/11/2021