

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 32 Crimea Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,800,000 Property type House Suburb Caulfield North

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales

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
18 Norwood Road, Caulfield North	\$1,800,000	16/06/2019
5 Carinya Crescent, Caulfield North	\$1,685,000	28/07/2019
269 Balaclava Road, Caulfield North	\$1,680,000	19/05/2019

This Statement of Information was prepared on: 16 September 2019