

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 24 Crotonhurst Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,860,000 Property type House Suburb Caulfield North

Period - From 01/10/2019 to 31/12/2019 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
335 Alma Rd CAULFIELD NORTH 3161	\$2,430,000	22/09/2019
22 Kelburn St CAULFIELD NORTH 3161	\$2,410,000	17/12/2019
322 Alma Rd CAULFIELD NORTH 3161	\$2,350,000	11/12/2019

This Statement of Information was prepared on: 17/02/2020