

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 8 Derby Parade, Caulfield North VIC 3161

Indicative selling price

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

Single price \$ or range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$2,146,000 Property type House Suburb Caulfield North

Period - From 01/10/2020 to 31/12/2020 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
8 Tennis Grove, Caulfield North VIC 3161	\$2,010,000	29/11/2020
3 Orrong Crescent, Caulfield North VIC 3161	\$1,985,000	05/08/2020
39 Kambrook Road, Caulfield North VIC 3161	\$1,700,000	20/12/2020

This Statement of Information was prepared on: 01/02/2021