

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 46 Rosemont Ave Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,300,000 & \$2,530,000

Median sale price

Median price \$2,295,000 Property type House Suburb Caulfield North

Period - From 01/04/2021 to 30/06/2021 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
9 Octavius Av CAULFIELD NORTH 3161	\$2,540,000	02/05/2021
43 Snowdon Ave CAULFIELD 3162	\$2,680,000	25/07/2021
15 Cranham St CAULFIELD 3162	\$2,465,000	27/05/2021

This Statement of Information was prepared on: 15/10/2021