

# 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 6 Mitchell Road, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,550,000 & \$2,800,000

## 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
43 Snowdon Av CAULFIELD 3162	\$2,680,000	25/07/2021
46 Shoobra Rd ELSTERNWICK 3185	\$2,661,000	19/06/2021
14 Helenslea Rd CAULFIELD NORTH 3161	\$3,000,000	19/05/2021

This Statement of Information was prepared on: 29/09/2021