

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 10/3 Wilks Street, Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,180,000 Property type Townhouse Suburb Caulfield North
Period - From 27/02/2022 to 26/02/2023 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 |
|--|-------------|--------------|
| 12 Nelson St BALACLAVA 3183 | \$1,260,000 | 01/10/2022 |
| 2/1A Carnarvon Rd CAULFIELD NORTH 3161 | \$1,175,000 | 03/12/2022 |
| 13/39 Balston St BALACLAVA 3183 | \$1,155,000 | 22/10/2022 |

This Statement of Information was prepared on: 27/02/2023