

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Cromwell Street Caulfield North VIC 3161

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

\$1,820,000

&

\$2,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,201,000

Property type

House

Suburb

Caulfield North

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

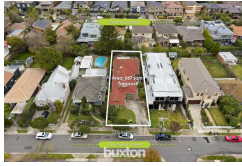
Date of sale

32 Cromwell Street Caulfield North VIC 3161	\$1,800,000	16-Dec-20
14 Edinburgh Avenue Caulfield VIC 3162	\$2,011,000	27-May-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 June 2021



32 Cromwell Street Caulfield North VIC 3161

 3
  2
  2

Sold Price

RS

\$1,800,000

Sold Date

16-Dec-20

Distance

0.11km

14 Edinburgh Avenue Caulfield VIC 3162

 3
  1
  2

Sold Price

RS

\$2,011,000

Sold Date

27-May-21

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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