

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 4/10 St Aubins Avenue, Caulfield North

Indicative selling price

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

Single price \$ or range between \$500,000 & \$550,000

Median sale price

Median price \$675,000 Property type Unit Suburb Caulfield North

Period - From 01/07/2023 to 30/06/2024 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
1 19/124 Alexandra Street, St Kilda East	\$510,000	04/09/2024
2 7/3 Derby Parade, Caulfield North	\$525,000	19/06/2024
3 3/3 Halstead Street, Caulfield North	\$550,000	06/08/2024

This Statement of Information was prepared on: 18/09/2024