

# 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 30 Park Crescent, Caulfield North 3161

## Indicative selling price

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

Single price \$1,600,000

## Median sale price

Median price \$2,860,000 Property type House Suburb Caulfield North

Period - From 01/10/2019 to 31/10/2019 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
6 Newstead Street, Caulfield 3162	\$1,725,000	24/11/2019
12 Heatherbrae Avenue, Caulfield 3162	\$1,656,000	01/09/2019
6 Pretoria Street, Caulfield 3162	\$1,640,000	15/09/2019

This Statement of Information was prepared on: 20/01/2020