

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 1 Khartoum Street, Caulfield North VIC 3161

Indicative selling price

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

Single price \$2,680,000

Median sale price

Median price \$2,300,000

Property type House

Suburb Caulfield North

Period - From 01/04/2024

to

30/06/2024

Source REIV

Comparable property sales

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
3 Newington Grove, Caulfield North VIC 3161	\$2,780,000	07/09/2024
588 Inkerman Road, Caulfield North VIC 3161	\$2,750,000	05/06/2024
4 Morrice Street, Caulfield North VIC 3161	\$2,520,000	28/04/2024

This Statement of Information was prepared on: 19 September 2024