

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 12a Oak Crescent, 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 \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,295,000 Property type House Suburb Caulfield North

Period - From 1/04/21 to 31/06/21 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1) 4b Heatherbrae Ave, Caulfield	\$1,900,000	25/07/21
2) 7a Emma Street, Caulfield South	\$1,960,000	13/06/21
3) 37b Eumeralla Road, Caulfield South	\$2,200,000	10/08/21

This Statement of Information was prepared on: 20/09/2021