

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 3 Ward Avenue, 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)

\$ or range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,140,000 Property type House Suburb Caulfield North
Period - From 01/10/2023 to 31/12/2023 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
1. 253a Glen Eira Rd CAULFIELD NORTH 3161	\$3,255,000	22/10/2023
2. 14 Ontario Rd CAULFIELD NORTH 3161	\$3,290,000	15/10/2023
3. 318 Alma Rd CAULFIELD NORTH 3161	\$3,305,000	29/10/2023

This Statement of Information was prepared on: 27/02/2024