

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 Hart Street, 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)

Single price N/A or range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$2,017,500 Property type House Suburb Caulfield North
Period - From 01/04/2020 to 31/03/21 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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. 1 Cobden St CAULFIELD NORTH 3161	\$2,270,000	27/05/2021
2. 14 Edinburgh Av CAULFIELD 3162	\$2,011,000	27/05/2021
3. 12 Ripley Gr CAULFIELD NORTH 3161	\$2,025,000	25/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: Thursday 3rd June 2021

Agent

Date

Vendor

Date

Vendor

Date