

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

28 Normanby Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,507,500 Property Type House Suburb Caulfield North

Period - From 01/01/2020 to 31/03/2020 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	49 Norwood Rd CAULFIELD NORTH 3161	\$1,760,000	29/02/2020
2	16 Kambrook Rd CAULFIELD NORTH 3161	\$1,655,000	13/03/2020
3	4 Holroyd Av ST KILDA EAST 3183	\$1,619,000	19/02/2020

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:

22/06/2020 16:00



Property Type: House

Agent Comments

Comparable Properties



49 Norwood Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$1,760,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 429 sqm approx



16 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,655,000

Method: Sold Before Auction

Date: 13/03/2020

Property Type: House (Res)

Land Size: 409 sqm approx



4 Holroyd Av ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$1,619,000

Method: Auction Sale

Date: 19/02/2020

Property Type: House (Res)

Land Size: 425 sqm approx