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 betweer	\$1,500,000		&		\$1,650,000					
Median sale pi	rice									
Median price	\$2,507,500	Pro	Property Type Hous		se		Suburb	Caulfield North		
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ad	dress 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







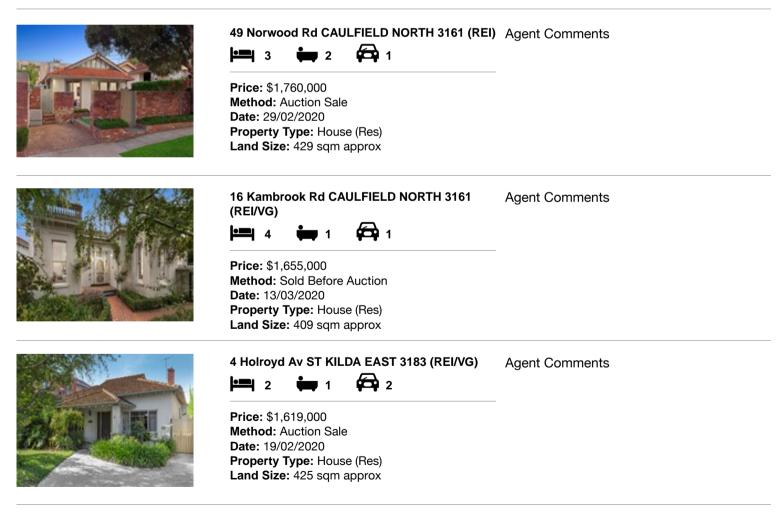


Property Type: House Agent Comments

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Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2020: \$2,507,500

Comparable Properties



Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.