## Statement of Information

Property offered for sale

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Including suburb	dress and code	ham Road, Caulfield	North Vic 3161		
Indicative sellin	g price				
For the meaning of	f this price see co	nsumer.vic.gov.au/u	ınderquoting		
Range	\$2.600.000			]	

#### Median sale price

Median price	\$1,965,000	Pro	perty Type	House		Suburb	Caulfield North
Period - From	01/04/2025	to	30/06/2025		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 sixmonths 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	5 Bowles Av CAULFIELD NORTH 3161	\$2,365,000	18/05/2025
2	42 Murray St ELSTERNWICK 3185	\$2,665,000	16/05/2025
3			

#### 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:	02/10/2025 10:38

