

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

381 North Road, Caulfield South, VIC 3162

Indicative selling price

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

Single price \$1,250,000 or range between

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 &

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Median sale price

Median price

\$1,500,000

 Property type

House

 Suburb

CAULFIELD SOUTH

Period - From

20/11/2019

 to

20/05/2020

 Source

CoreLogic

Comparable property sales

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 36 Cedar Street Caulfield South	\$1,211,000	29/02/2020
2		
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:

20/05/2020
