

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

24 Carnarvon Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$2,412,500

Property Type House

Suburb Caulfield North

Period - From 24/01/2023

to 23/01/2024

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	1/42 Cromwell St CAULFIELD NORTH 3161	\$1,510,000	19/12/2023
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:

24/01/2024 10:40



3 1 0

Property Type: House (Res)

Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

24/01/2023 - 23/01/2024: \$2,412,500

Comparable Properties



1/42 Cromwell St CAULFIELD NORTH 3161
(REI)

Agent Comments

3 2 2

Price: \$1,510,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 241 sqm approx

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.