

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 33A Fitzgibbon Crescent, Caulfield North, VIC 3161

Indicative selling price

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

Range between \$1680,000 & \$1848,000

Median sale price

Median price \$2477,500 Property type House Suburb Caulfield North
Period - From 17/07/2022 to 16/07/2023 Source REIV

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
4/34-26 Anderson St CAULFIELD 3162	\$1788,888	16/07/2023
2/272 Orrong Rd CAULFIELD NORTH 3161	\$1650,115	27/06/2023

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: 17/07/2023