

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 39 Crimea Street, Caulfield North 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$2,520,000 Property type House Suburb Caulfield North

Period - From 01/06/2023 to 30/09/2023 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
22 Leslie St Elsternwick 3185	\$1,350,000	04/09/2023
12 Kalyrna Gr St Kilda East 3183	\$1,456,000	02/07/2023
17a Snowdon Avenue Caulfield 3162	\$1,375,000	05/08/2023

This Statement of Information was prepared on: 30/10/2023