

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

5/18 Khartoum Street, Caulfield North Vic 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,210,000

## Median sale price

Median price \$1,405,000 Property type Townhouse Suburb Caulfield North

Period - From 31/01/2023 to 30/01/2024 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
2/30 Wanda Rd CAULFIELD NORTH 3161	\$1,375,000	12/11/2023
2/27 Leaburn Av CAULFIELD NORTH 3161	\$1,318,000	17/12/2023
22 Raphael St CAULFIELD NORTH 3161	\$1,180,000	10/12/2023

This Statement of Information was prepared on: 31/01/2024