

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 6 Cantala Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,662,500 Property Type House Suburb Caulfield North

Period - From 01/04/2023 to 30/06/2023 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
1	24 Sidwell Av ST KILDA EAST 3183	\$2,745,000	06/08/2023
2	41 Eskdale Rd CAULFIELD NORTH 3161	\$2,586,000	03/09/2023
3	20 Rosemont Av CAULFIELD NORTH 3161	\$2,520,500	03/09/2023

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: 14/09/2023 15:52



 4  2  3

Property Type: House
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

June quarter 2023: \$2,662,500

Comparable Properties



24 Sidwell Av ST KILDA EAST 3183 (REI)

Agent Comments

 4  3  6

Price: \$2,745,000
Method: Auction Sale
Date: 06/08/2023
Property Type: House (Res)
Land Size: 748 sqm approx



41 Eskdale Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 3  2  4

Price: \$2,586,000
Method: Auction Sale
Date: 03/09/2023
Property Type: House (Res)
Land Size: 675 sqm approx



20 Rosemont Av CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  2  2

Price: \$2,520,500
Method: Auction Sale
Date: 03/09/2023
Property Type: House (Res)
Land Size: 703 sqm approx