

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 6 Helenslea Road Caulfield North

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 \$3,100 000 & \$3,410 000

Median sale price

Median price \$2,140 000 Property type House Suburb Caulfield North
Period - From 1/10/2023 to 31/12/2023 Source REA

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
1 39 Victoria Street Elsternwick	\$3,700 000	20/11/2023
2 253A Glen Eira Road Caulfield North	\$3,255 000	26/10/2023
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: 2/2/2023