

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 62 Eskdale Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$2,662,500 Property type Townhouse Suburb Caulfield North

Period - From 01/04/2023 to 30/06/2023 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
4/34-36 Anderson St CAULFIELD 3162	\$1,788,888	16/07/2023
382a Glen Eira Rd CAULFIELD 3162	\$1,705,000	27/08/2023
23b Larch St CAULFIELD SOUTH 3162	\$1,562,500	20/08/2023

This Statement of Information was prepared on: 03/10/2023