

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

8 Normanby Avenue, Caulfield North Vic 3161

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$2,140,000 Property type House Suburb Caulfield North

Period - From 01/10/2023 to 31/12/2023 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
252 Tooronga Rd GLEN IRIS 3146	\$1,340,000	09/12/2023
34 Hawthorn Rd CAULFIELD NORTH 3161	\$1,310,000	12/11/2023
760 Inkerman Rd CAULFIELD NORTH 3161	\$1,200,000	08/10/2023

This Statement of Information was prepared on: 07/02/2024