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	7 Derby Parade, Caulfield North, VIC 3161

Indicative selling price

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

Single price	$1,825,000	or range between		&

Median sale price

Median price	$2,500,000	Property type	House	Suburb	CAULFIELD NORTH
Period - From	14/09/2023	to	13/09/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	566 Inkerman Road Caulfield North Vic 3161	$1,860,000	2024-03-24
2	32 Mckinley Avenue Malvern Vic 3144	$1,860,000	2024-08-25
3	42 Fitzgibbon Crescent Caulfield North Vic 3161	$1,800,000	2024-08-14

This Statement of Information was prepared on: 14/09/2024

CONSUMER AFFAIRS VICTORIA