Statement of Information

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	8/18 Park Cresent, 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	$259,000	or range between		&

Median sale price

Median price	$620,000	Property type	Apartment	Suburb	Caulfield North

Period - From	01/07/2024	to	30/09/2024	Source	REIV

Comparable property sales

Address of comparable property	Price	Date of sale
5/20 Payne St CAULFIELD NORTH 3161 VIC	$255,000	03/09/2024

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: 21/11/2024