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	411 North Road, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,770,000 Property type House Suburb Caulfield South

Period - From 28/10/2023 to 27/10/2024 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six

Address of comparable property	Price	Date of sale
1. 31 Bent St BENTLEIGH VIC 3204	$1,590,000	19/10/2024
2. 10 Lyons St CARNEGIE 3163	$1,650,000	17/08/2024

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: 28/10/2024