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<br>Including suburb and postcode | 2A Tennis Grove, Caulfield North, VIC 3161 |

## Indicative selling price

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

Range between $1,500,000 & $1,550,000

## Median sale price

Median price $2,432,500 Property Type House Suburb CAULFIELD NORTH

Period - From 02/06/2024 to 01/12/2024 Source core_logic

## Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 1/19 Hartley Avenue Caulfield Vic 3162 | $1,469,000 | 2024-10-27 |
| 2 1/12-14 Blanche Street Elsternwick Vic 3185 | $1,732,000 | 2024-09-12 |
| 3 | | |

This Statement of Information was prepared on: 02/12/2024