

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	13 Morrice Street, Caulfield North, VIC 3161
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Indicative selling price

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

Single price		or range between	\$4,200,000	&	\$4,600,000
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Median sale price

Median price	\$2,465,000	Property type	House	Suburb	Caulfield North
Period - From	10/04/2024	to	09/10/2024	Source	pdol

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	62 Allison Rd, Elsternwick VIC	\$4,300,000	25/07/2024
2	15 Bokhara Rd Caulfield South VIC	\$3,700,000	04/08/2024
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This Statement of Information was prepared on: 10/10/2024

