

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 36 Langdon Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$2,700,000 & \$2,800,000

Median sale price

Median price \$2,430,000 Property Type House Suburb Caulfield North

Period - From 02/07/2019 to 01/07/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	659 Inkerman Rd CAULFIELD NORTH 3161	\$2,750,000	15/03/2020
2			
3			

OR

B* 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.

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36 Langdon Road, Caulfield North Vic 3161



Rochelle Butt
9525 9222
0412 707 033

rochelle@rodneymorley.com.au

Indicative Selling Price
\$2,700,000 - \$2,800,000

Median House Price
02/07/2019 - 01/07/2020: \$2,430,000



4 3 0

Property Type: House
Land Size: 698 sqm approx
Agent Comments

Comparable Properties



659 Inkerman Rd CAULFIELD NORTH 3161
(REI/VG)

Agent Comments

4 2 2

Price: \$2,750,000
Method: Auction Sale
Date: 15/03/2020
Rooms: 8
Property Type: House (Res)
Land Size: 884 sqm approx

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.

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.