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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

1 & 1a Stephens Street, Caulfield Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$2,600,000 & \$2,850,000

## Median sale price

Median price \$1,965,000 Property type House Suburb Caulfield

Period - From 03/08/2022 to 02/08/2023 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale

**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.

This Statement of Information was prepared on: 03/08/2023