
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 1/20-22 Malvern Grove, Caulfield North VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

\$

range between

\$800,000

&

\$880,000

Median sale price

Median price \$802,500

Property type Unit

Suburb Caulfield North

Period - From 01/10/2023

to 31/12/2023

Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 1/384 Orrong Rd CAULFIELD NORTH 3161	\$875,000	29/10/2023
2. 2/23 Orrong Gr CAULFIELD NORTH 3161	\$815,000	27/11/2023

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: 25/01/2024