

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

Indicative selling price

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

range between &

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

Address of comparable property	Price	Date of sale
1. 3/405 North Rd CAULFIELD SOUTH 3162	\$1,330,000	25/11/2023
2. 1/5 Sylverly Gr CAULFIELD 3162	\$1,460,000	24/08/2023

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:



Agent

12/01/2024

Date

Vendor

Date