

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 17 Russell St, Caulfield South

Indicative selling price

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

Single price or range between \$1,280,000 & \$1,400,000

Median sale price

Median price \$1,643,000 Property type House Suburb Caulfield South
Period - From 1/04/2023 to 30/06/2023 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
198 Bambra Road, Caulfield South	\$1,356,000	25/06/2023
17 Marara Road, Caulfield South	\$1,340,000	26/08/2023
112 Thomas St, Brighton East	\$1,318,000	30/04/2023

This Statement of Information was prepared on: 11/09/2023