

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

18b Feodore Street, Caulfield South Vic 3162

## Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

## Median sale price

Median price \$1,721,750 Property type House Suburb Caulfield South

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

**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
1a Grey St CAULFIELD SOUTH 3162	\$1,750,000	21/02/2023
15b Pearce St CAULFIELD SOUTH 3162	\$1,850,000	30/11/2023
5A Virginia Ct CAULFIELD SOUTH 3162	\$1,795,000	30/09/2023

This Statement of Information was prepared on: 21/02/2024