## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

19 Malvern Grove, Caulfield North Vic 3161

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,300,000		&		\$1,430,000					
Median sale price										
Median price	\$2,662,500	Pro	operty Type	Hou	se		Suburb	Caulfield North		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	60 Jordan St MALVERN 3144	\$1,450,000	24/06/2023
2	5 Bella Vista Rd CAULFIELD NORTH 3161	\$1,400,000	26/03/2023
3	2/245 Alma Rd ST KILDA EAST 3183	\$1,340,000	15/05/2023

OR

**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:

18/07/2023 11:57



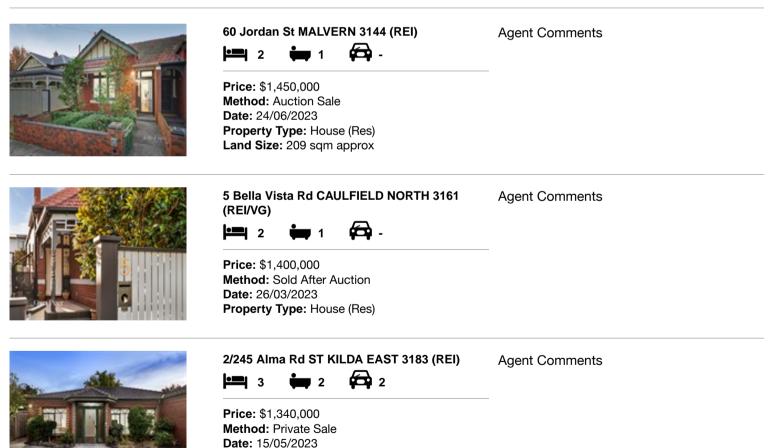




**Property Type:** House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price June quarter 2023: \$2,662,500

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999

propertydata



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Property Type: Villa

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.