

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 2/2 Tattenham Street Caulfield East, Vic 3145

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 \$385,000 & \$420,000

Median sale price

Median price \$705,000 Property type APARTMENT Suburb Caulfield East

Period - From 01/06/2023 to 30/09/2023 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
1. 203/1 VILLAGE MEWS, Caulfield North, VIC 3161	\$420,800	14/09/2023
2. 210/276 Neerim Road, Carnegie, VIC 3163	\$392,500	04/09/2023
3. 201a/2 Caulfield Boulevard, Caulfield North, VIC 3161	\$375,000	14/09/2023

This Statement of Information was prepared on: 15/11/2023