

# 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 20a Alder Street, Caulfield South 3162

## Indicative selling price

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

Single price \$ or range between \$1,050,000 & \$1,155,000

## Median sale price

Median price \$1,809,000 Property type House Suburb Caulfield South  
Period - From 01/01/2024 to 31/03/2024 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
488a Hawthorn Road, Caulfield 3162	\$1,157,000	16/03/2024
17 Sheffield Street, Caulfield South 3162	\$1,200,000	16/03/2024
245a Bamba Road, Caulfield South 3162	\$1,122,000	15/06/2024

This Statement of Information was prepared on: 01/07/2024

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