

# 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 29 Beech Street, CAULFIELD SOUTH Victoria 3162

## Indicative selling price

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

Single price N/A or range between \$2,000,000 & \$2,200,000

## Median sale price

Median price \$1,643,000 Property type HOUSE Suburb CAULFIELD SOUTH

Period - From 01/04/2023 to 30/06/2023 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
1. 4A Spring Rd CAULFIELD SOUTH 3162	\$2,175,000	27/06/2023
2. 58 Almond St CAULFIELD SOUTH 3162	\$2,172,000	02/07/2023
3. 12 Raynes St CAULFIELD SOUTH 3162	\$2,115,000	02/06/2023

This Statement of Information was prepared on: Monday 31<sup>st</sup> July 2023