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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

4 Raymond Grove, Caulfield South VIC 3162
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## 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 \$ 

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 or range between 

\$1,300,000
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 & 

\$1,430,000
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## Median sale price

Median price 

\$1,765,000
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 Property type 

HOUSE
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 Suburb 

CAULFIELD SOUTH
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Period - From 

01/07/2023
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 to 

30/06/2023
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 Source 

REIV
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## 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 46 Dover St CAULFIELD SOUTH 3162	\$1,435,000	18/06/2023
2 2/4 Kean St CAULFIELD SOUTH 3162	\$1,382,000	16/07/2023
3 2/5 Laura St CAULFIELD SOUTH 3162	\$1,380,000	03/08/2023

This Statement of Information was prepared on:

14/8/23