

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 7 Maxwell Grove Caulfield

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$1,900,000 Property type House Suburb Caulfield

Period - From 01/03/2023 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
58 Almond Street Caulfield South	\$2,172,000	02/07/2023
36 Fitzgibbon Cr Caulfield North	\$2,600,000	24/05/2023
28 Sebastopol Street Caulfield North	\$2,100,000	18/06/2023

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: 12/07/2023