

# 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 14 Powderham Rd Caulfield North Vic 3161

## Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

## Median sale price

Median price \$2,370,000 Property type House Suburb Caulfield North

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

**A\*** These are the two 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
6 Malvern Gve CAULFIELD NORTH 3161	\$2,370,000	23/10/2022
23 Regent St ELSTERNWICK 3185	\$2,265,000	15/11/2022

This Statement of Information was prepared on: 20/03/2023