

# 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 1/3-5 Gerard Street, Caulfield

## Indicative selling price

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

Single price \$ or range between \$700,000 & \$750,000

## Median sale price

Median price \$815,000 Property type Unit Suburb Caulfield  
Period - From 1/04/2021 to 30/06/2021 Source REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
1) 2/17-19 Pyne St CAULFIELD 3162	\$767,000	24/05/21
2) 2/36 Bertram Street, Elsternwick	\$800,000	12/07/21

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: 2/09/21