

# 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 35 Burrindi Road, Caulfield South Vic 3162

## Indicative selling price

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

Range between \$1,850,000 & \$2,035,000

## Median sale price

Median price \$1,710,000 Property type House Suburb Caulfield South

Period - From 01/10/2019 to 31/12/2019 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
57 Burrindi Rd CAULFIELD SOUTH 3162	\$2,181,000	04/12/2019
14 Bent St CAULFIELD SOUTH 3162	\$2,050,000	01/04/2020
51 Bealiba Rd CAULFIELD SOUTH 3162	\$1,920,000	23/02/2020

This Statement of Information was prepared on: 17/04/2020