

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 1/21 Ash Grove Caulfield 3162

Indicative selling price

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

\$1,100,000

&

\$1,210,000

Median sale price

Median price \$775,000

Property type UNIT

Suburb CAULFIELD

Period – From 01/04/2020

to 30/06/2020

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
1/182 Balaclava Road CAULFIELD NORTH 3161	\$1,210,000	14/08/2020
9 Kambrook Road CAULFIELD NORTH 3161	\$1,202,500	29/06/2020
1/ 2 Woodville Avenue GLEN HUNTLY 3163	\$1,156,000	18/05/2020

This Statement of Information was prepared on: Wednesday 30th September 2020