

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

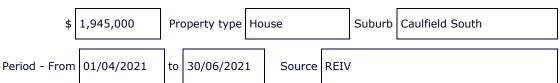
Address	
Including suburb and	3 Ellington Street Caulfield South 3162
postcode	

# Indicative selling price

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

range between \$1,200,000 & \$1,300,000

# Median sale price



### **Comparable property sales**

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
1a Booran Road Caulfield 3162	\$1,230,000	22/06/2021
812 Glen Huntly Road Caulfield South 3162	\$1,220,000	04/07/2021
28 Elizabeth Street Brighton East 3187	\$1,200,000	27/09/2021

This Statement of Information was prepared on:	04/10/2021