

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 9 Younger Avenue Caulfield South 3162

Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,440,000 Property type House Suburb Caulfield South

Period - From 01/04/2019 to 30/06/2019 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
13 Younger Av Caulfield South 3162	\$1,685,000	30/06/2019
11a Stone Street Caulfield South 3162	\$1,535,000	10/11/2019
26 Flowers Street Caulfield South 3162	\$1,691,000	20/10/2019

This Statement of Information was prepared on: 14/10/2019