

# 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 13 Maxwell Grove, Caulfield Vic 3162

## Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

## Median sale price

Median price \$2,475,500 Property type House Suburb Caulfield

Period - From 01/07/2022 to 30/09/2022 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
488 Glen Eira Rd CAULFIELD 3162	\$2,900,000	23/10/2022
25 Bent St CAULFIELD SOUTH 3162	\$2,430,000	31/07/2022
5 Ward Av CAULFIELD NORTH 3161	\$ 2,650,000	31/07/2022

This Statement of Information was prepared on: 29/11/2022