

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 4/7-9 Gerard Street, Caulfield 3162

Indicative selling price

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

Single price \$N/A or range between \$670,000 & \$735,000

Median sale price

Median price \$1,002,500 Property type Unit Suburb Caulfield

Period - From 01/07/2019 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
4/83 Bambra road CAULFIELD NORTH 3161	\$728,000	08/09/2019
3 Marmara Drive ELSTERNWICK 3185	\$700,250	29/06/2019
4/12 Wyuna Road CAULFIELD NORTH 3161	\$696,000	25/08/2019

This Statement of Information was prepared on: Monday 28th October 2019