



# 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 Testar Grove, Caulfield North 3161

## Indicative selling price

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

Single price \$ or range between \$2,750,000 & \$3,000,000

## Median sale price

Median price \$2,653,000 Property type House Suburb Caulfield North

Period - From 01/04/2022 to 30/06/2022 Source REIV

## 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
29 Langdon Road, Caulfield North	\$2,950,000	04/09/2022
16 Dunbar Avenue, Caulfield North	\$2,911,000	06/07/2022
19 Octavius Avenue, Caulfield North	\$2,900,000	26/06/2022

This Statement of Information was prepared on: 30/09/2022