

# 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 122 Murray Street, Caulfield VIC 3162

## Indicative selling price

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

Single price \$ or range between \$2,400,000 & \$2,640,000

## Median sale price

Median price \$1,742,500 Property type House Suburb Caulfield

Period - From 01/01/2020 to 31/12/2020 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
47 Murray Street, Elsternwick VIC 3185	\$2,595,000	13/12/2020
13 Royal Parade, Caulfield South VIC 3162	\$2,520,000	20/03/2021
55 Begonia Road, Gardenvale VIC 3185	\$2,401,000	28/03/2021

This Statement of Information was prepared on: 16/04/2021