

# 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 2 Seach St, Caulfield South Vic 3162

## Indicative selling price

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

Single price \$1,995,000

## Median sale price

Median price \$1,920,000 Property type House Suburb Caulfield South

Period - From 01/07/2023 to 30/09/2023 Source REIV

## Comparable property sales

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
9 Bundeera Rd CAULFIELD SOUTH 3162	\$2,000,000	28/05/2023
28 Latrobe St CAULFIELD SOUTH 3162	\$1,980,000	27/08/2023

This Statement of Information was prepared on: 01/11/2023