

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 8a Alfred Street, Caulfield Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,730,000 & \$1,900,000

Median sale price

Median price \$2,351,000 Property type House Suburb Caulfield

Period - From 01/10/2023 to 30/09/2024 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
1 61 Almond Street, Caulfield South	\$1,800,000	22/09/2024
2 18b Feodore Street, Caulfield South	\$1,890,000	20/08/2024
3 1/450 Hawthorn Road,	\$1,770,000	16/06/2024

This Statement of Information was prepared on: 18/10/2024