

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 50 Gardenvale Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,810,000 Property type House Suburb Caulfield South

Period - From 01/10/2022 to 31/12/2022 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
60 Filbert St CAULFIELD SOUTH 3162	\$2,550,000	10/12/2022
54 Bealiba Rd CAULFIELD SOUTH 3162	\$2,410,000	22/11/2022
18 Spring Rd CAULFIELD SOUTH 3162	\$2,500,000	04/11/2022

This Statement of Information was prepared on: 15/02/2023