

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 2/2 ASH GROVE, CAULFIELD 3162

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 \$600,000 & \$660,000

Median sale price

Median price \$792,000 Property type UNIT Suburb CAULFIELD
Period - From 1/4/2023 to 30/6/2023 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 11/47 NEERIM ROAD, GLEN HUNTLY 3163	\$ 639,000	06/05/2023
2 6/40 NORTHCOTE AVENUE, CAULFIELD NORTH 3161	\$ 635,000	12/04/2023
3 409/1256 GLEN HUNTLY ROAD, CARNEGIE 3163	\$ 620,000	24/04/2023

This Statement of Information was prepared on: 20/09/2023