

# 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 13 Griffiths Street, Caulfield South

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$1,180,000 & \$1,290,000

## Median sale price

Median price \$1,230,000 Property type Townhouse Suburb Caulfield South

Period - From 1/10/2021 to 31/12/2021 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

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 |
|-------------------------------------|-------------|--------------|
| 10a Larch Street , Caulfield South  | \$1,300,000 | 20/10/21     |
| 2/59 Teak Street, Caulfield South   | \$1,331,000 | 10/10/21     |
| 2/18 Pearce Street, Caulfield South | \$1,200,000 | 16/12/21     |

This Statement of Information was prepared on: 19/1/2022