

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 202/127 Murray Street, Caulfield VIC 3162

Indicative selling price

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

Single price \$ or range between \$665,000 & \$730,000

Median sale price

Median price \$725,000 Property type Unit Suburb Caulfield

Period - From 01/04/2022 to 30/06/2022 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
2/162 Balaclava Road, Caulfield North VIC 3161	\$775,000	01/05/2022
31/1-3 Carre Street, Elsternwick VIC 3185	\$726,000	25/06/2022
104/29 Kambrook Road, Caulfield North VIC 3161	\$720,000	19/05/2022

This Statement of Information was prepared on: 10/10/2022