

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 19 St Vincent Street, CAULFIELD EAST Victoria 3145

Indicative selling price

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

Single price N/A or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,293,500 Property type HOUSE Suburb CAULFIELD EAST

Period - From 22/01/2023 to 22/01/2024 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. 3/29 Gnarwyn Rd, CARNEGIE 3163	\$1,145,000	25/11/2023
2. 1/23 Rosstown Rd CARNEGIE 3163	\$1,149,000	17/11/2023
3. 20 Truganini Rd, CARNEGIE 3163	\$1,210,000	16/12/2023

This Statement of Information was prepared on: 10/02/2024