

# 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 14a Winston Drive, Caulfield South, Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price - or range between \$1,900,000 & \$2,090,000

## Median sale price

Median price \$1,765,000 Property type House Suburb Caulfield South

Period - From 01/01/2022 to 31/03/2022 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
32b Jupiter St CAULFIELD SOUTH 3162	\$2,075,000	17/05/2022
32a Jupiter St CAULFIELD SOUTH 3162	\$2,140,000	04/05/2022
8B Alfred St CAULFIELD 3162	\$2,050,000	03/03/2022

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/07/2022