

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 14b Winston Drive, Caulfield South Vic 3162

Indicative selling price

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

Single price - or range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,945,000 Property type House Suburb Caulfield South

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

A* These are the two 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
224b Bambra Rd CAULFIELD SOUTH 3162	\$1,730,000	03/08/2021
9a Steele St CAULFIELD SOUTH 3162	\$1,727,500	04/06/2021
26a Stone St CAULFIELD SOUTH 3162	\$1,800,000	16/05/2021

OR

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

This Statement of Information was prepared on: 15/09/2021