

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 4 Moodie Street CAULFIELD EAST 3145

Indicative selling price

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

\$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,418,000 Property type HOUSE Suburb CAULFIELD EAST

Period - From 21/01/2020 to 20/01/2021 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
65 Nirvana Avenue MALVERN EAST 3145	\$1,725,000	30/11/2020
39 Kambrook Road CAULFIELD NORTH 3161	\$1,700,000	23/12/2020
4 Buckley Street CARNEGIE 3163	\$1,652,000	03/12/2020

This Statement of Information was prepared on: 21/01/2021