

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 5a Scott Street, Caulfield South 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,600,000

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\$1,760,000

Median sale price

Median price \$1,785,000

Property type Townhouse

Suburb Caulfield South

Period - From 23/01/2022

to 22/09/2023

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. 1/320 Bambra Rd, CAULFIELD SOUTH 3162	\$1,775,000	09/10/2022
2. 16b Pasco Ave, BENTLEIGH 3204	\$1,717,500	24/11/2022
3. 26 Takapuna St, CAULFIELD SOUTH 3162	\$1,623,000	06/11/2022

This Statement of Information was prepared on: 23/01/2023