

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 2a Daniell Crescent, Caulfield VIC 3162

Indicative selling price

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

Single price \$ or range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$2,055,000 Property type Townhouse Suburb Caulfield

Period - From 8/11/2020 to 07/11/2021 Source REIV

Comparable property sales

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 Freeman Street, Caulfield VIC 3162	\$2,170,000	16/10/2021
17b Spring Road, Caulfield South VIC 3162	\$2,230,000	28/11/2021
30b Park Crescent, Caulfield North VIC 3161	\$2,310,000	20/11/2021

This Statement of Information was prepared on: 29/11/2021