

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 1/31 Sylverly Grove Caulfield 3162

Indicative selling price

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

range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,868,000 Property type House Suburb Caulfield

Period - From 01/10/2021 to 31/10/2021 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
36b Bundeera Road Caulfield South 3162	\$1,780,000	10/12/2021
4a Heatherbrae Avenue Caulfield 3162	\$1,900,000	27/12/2021
1a Wenden Grove St Kilda East 3183	\$1,850,000	07/12/2021

This Statement of Information was prepared on: 31/03/2022