

# 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 5 Marlborough Street, Caulfield North VIC 3161

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,950,000 & \$2,100,000

## Median sale price

Median price \$2,666,000 Property type House Suburb Caulfield North

Period - From 01/01/2022 to 31/03/2022 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
71 Sutherland Road, Armadale VIC 3143	\$2,250,000	02/04/2022
254 Alma Road, Caulfield North VIC 3161	\$2,100,000	09/04/2022
29 Johnson Street, St Kilda East VIC 3183	\$2,000,000	09/04/2022

This Statement of Information was prepared on: 18/05/2022