

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

46 Spring Road, Caulfield South VIC 3162

Indicative selling price

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

Single price \$ or range between \$1,180,000 & \$1,290,000

Median sale price

Median price 1,440,000 Property type House Suburb Caulfield South

Period - From 01/04/2019 to 30/06/2019 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
331 Hawthorn Road, Caulfield VIC 3162	\$1,284,000	07/09/2019
66 Sycamore Street, Caulfield South VIC 3162	\$1,265,000	04/05/2019
32 Olive Street, Caulfield South VIC 3162	\$1,404,000	14/09/2019

This Statement of Information was prepared on: 10/10/2019