

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

4A Heatherbrae Avenue, Caulfield 3162

Indicative selling price

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

Single price \$ or range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,030,000 Property type House Suburb Caulfield

Period - From 01/07/2021 to 30/09/2021 Source R.E.I.V

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
3A Jenkins Street, Caulfield South 3162	\$1,900,000	08/10/2021
68A Lyons Street, Carnegie 3163	\$1,820,000	17/07/2021
4B Heatherbrae Avenue, Caulfield	\$1,900,000	25/07/2021

This Statement of Information was prepared on: 25/10/2021