

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 103 Clarence Street, Caulfield South VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,660,500 Property type HOUSE Suburb Caulfield South
Period - From 01/01/2019 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
1 28 Narrawong Road, Caulfield South 3162	\$1,610,000	17/06/2020
2 26 Elizabeth Street, Brighton East 3187	\$1,575,000	11/07/2020
3 17a Jupiter Street, Caulfield South 3162	\$1,550,000	20/07/2020

This Statement of Information was prepared on: 17/10/2020