

# 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 7/12 Wyuna Road Caulfield North 3161

## 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 \$690,000 & \$750,000

## Median sale price

Median price \$750,000 Property type Townhouse Suburb Caulfield North

Period - From 01/01/2021 to 31/03/2021 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
3/6-8 Bent Street Malvern East 3145	\$785,000	27/02/2021
1/22 Kooyong Road Caulfield North 3161	\$720,000	25/02/2021
22/89 Neerim Road Glen Huntly 3163	\$720,000	08/05/2021

This Statement of Information was prepared on: 14/05/2021