

# 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 23 Curraweena Road CAULFIELD SOUTH 3162

## 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 \$1,780,000 & \$1,900,000

## Median sale price

Median price \$1,580,000 Property type HOUSE Suburb CAULFIELD SOUTH

Period - From 01/07/2020 to 30/09/2020 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
16 Grey Street CAULFIELD SOUTH	\$1,950,000	27/01/2021
13 Latrobe Street CAULFIELD SOUTH	\$1,870,000	21/12/2020
31 Marara Road CAULFIELD SOUTH	\$2,080,000	24/10/2020

This Statement of Information was prepared on: 14<sup>th</sup> February 2021