

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 Cranham Street CAULFIELD 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 \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,645,000 Property type House Suburb CAULFIELD
Period - From 20/01/2019 to 19/01/2020 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
63 Burrindi Road CAULFIELD SOUTH 3162	\$1,725,000	21/11/2019
238 Bambra Road CAULFIELD SOUTH 3162	\$1,660,000	11/12/2019
225 Neerim Road CARNEGIE 3163	\$1,640,000	31/12/2019

This Statement of Information was prepared on: 20th January 2020