

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 9 Larch Street Caulfield South 3162

Indicative selling price

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

Single price \$1,290,000

Median sale price

Median price \$1,630,000 Property type House Suburb Caulfield South

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-------------|--------------|
| 5 Filbert Street Caulfield South 3162 | \$1,420,000 | 02/05/2021 |
| 28 Cedar Street Caulfield South 3162 | \$1,300,000 | 13/03/2021 |
| 204 Glen Eira Road Elsternwick 3185 | \$1,310,000 | 06/02/2021 |

This Statement of Information was prepared on: 03/05/2021