

---

# 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

1/13 Derby Crescent, Caulfield East 3145
--

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$895,000
-----------

## Median sale price

Median price

\$698,000
-----------

Property type

Unit
------

Suburb

Caulfield East
----------------

Period - From

01/04/2021
------------

to

30/06/2021
------------

Source

REIV
------

## Comparable property sales

**A\*** These are the two 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
1/149 Grange Rd GLEN HUNTLY 3163	\$885,000	07/10/2021
6/29 Hawson Av GLEN HUNTLY 3163	\$936,000	11/08/2021

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than two comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/11/2021
------------