

# 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 6 Malvern Grove, Caulfield North VIC 3161

## 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 \$2,050,000 & \$2,250,000

## Median sale price

Median price \$2,653,000 Property type House Suburb Caulfield North

Period - From 01/04/2022 to 30/06/2022 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
46 Union Street, Armadale VIC 3143	\$2,387,500	14/05/2022
25 Johnstone Street, Malvern VIC 3144	\$2,200,000	04/06/2022
7 Carnarvon Road, Caulfield North VIC 3161	\$2,110,000	30/07/2022

This Statement of Information was prepared on: 26/09/2022