

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 37A Bealiba Road, Caulfield South 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 \$1,360,000

or range between

&

Median sale price

Median price \$1,793,000

Property type Townhouse

Suburb Caulfield South

Period - From 01/04/22

to 30/06/22

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
3/29 Newlyn Street, Caulfield	\$1,380,000	19/08/2022
27 Bambra Road, Caulfield North	\$1,400,000	04/08/2022
1/12 Yendon Road, Carnegie	\$1,360,000	03/09/2022

OR

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

This Statement of Information was prepared on: 04/10/2022