

# 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 2/4 Kent Gve 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)

Range between \$1,600,000 & \$1,750,000

## Median sale price

Median price \$695,500 Property type Unit 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
2/14 Seymour Rd ELSTERNWICK 3185	\$1,921,500	31/07/2022
48 Anderson St CAULFIELD 3162	\$1,665,000	26/06/2022
2/202 Kooyong Rd CAULFIELD NORTH 3161	\$1,661,000	11/09/2022

This Statement of Information was prepared on: 29/09/2022