

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 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)

range between \$2,000,000 & \$2,200,000

Median sale price

\$ 1,945,000 Property type House Suburb Caulfield South

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
202 Grange Road Carnegie 3163	\$1,950,000	19/08/2021
64 Burrindi Road Caulfield 3162	\$2,000,000	11/05/2021
9 James Street Glen Huntly 3163	\$2,020,000	02/10/2021

This Statement of Information was prepared on: 15/10/2021