

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

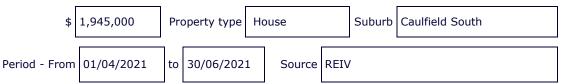
| Address | |
|----------------------|-------------------------------------|
| Including suburb and | 9 Bealiba Road Caulfield South 3162 |
| postcode | |

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



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