

# 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 Sheridan Grove, Caulfield South VIC 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 \$ or range between \$1,350,000 & \$1,485,000

## Median sale price

Median price \$1,920,000 Property type House Suburb Caulfield South

Period - From 15/11/2023 to 15/11/2023 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 |
|---------------------------------------|-------------|--------------|
| 1. 1/8 Ash Gr CAULFIELD 3162          | \$1,465,000 | 10/09/2023   |
| 2. 2/18 Payne St CAULFIELD NORTH 3161 | \$1,350,000 | 18/11/2023   |
| 3. 2 Cross St CAULFIELD SOUTH         | \$1,500,000 | 16/07/2023   |

**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: 28/11/2023