

# 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 102 Murray Street, Caulfield VIC 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$2,300,000 & \$2,500,000

## Median sale price

Median price \$2,011,000 Property type House Suburb Caulfield

Period - From 01/07/2020 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 |
|---|-------------|--------------|
| 12 Clonard Avenue, Elsternwick VIC 3185     | \$2,641,000 | 30/10/2021   |
| 11 Meyer Court, Brighton East VIC 3187      | \$2,450,000 | 28/10/2021   |
| 17a Hudson Street, Caulfield North VIC 3161 | \$2,770,000 | 14/11/2021   |

This Statement of Information was prepared on: 14/11/2021