

# 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 3/25 Grange Road, Caulfield East VIC 3145

## Indicative selling price

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

Single price \$719,000 or range between - & -

## Median sale price

Median price \$717,500 Property type Unit Suburb Caulfield East

Period - From 01/01/2022 to 31/12/2022 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
1	2/249 Grange Road, Ormond 3204	\$765,000	18/02/2023
2	2/66 Grange Road, Carnegie 3163	\$725,000	12/02/2023
3	1/5 Waratah Ave, Glen Huntly 3163	\$720,000	26/02/2023

This Statement of Information was prepared on: 16/03/2023