

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 Virginia Court, Caulfield South 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,000,000

Median sale price

Median price \$1,945,000

Property type House

Suburb Caulfield South

Period - From 1/4/2021

to 30/6/2021

Source R.E.I.V

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
123 Bamba Road, Caulfield 3162	\$2,081,000	5/8/2021
9 James Street, Glen Huntly 3163	\$2,020,000	2/10/2021
9 Narrawong Crescent, Caulfield South 3162	\$1,902,000	4/7/2021

This Statement of Information was prepared on: 3/10/2021