

# 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 2/22 Newlyn Street, Caulfield

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,150,000 & \$1,250,000

## Median sale price

Median price \$723,000 Property type Unit Suburb Caulfield

Period - From 1/01/2023 to 31/03/2023 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) 1/18 Latrobe Street, Caulfield South	\$1,348,000	05/03/2023
2) 1/79 Clarence Street, Caulfield South	\$1,315,000	25/02/2023
3) 2/8 Stone Street, Caulfield South	\$1,160,000	18/02/2023

This Statement of Information was prepared on: 23/05/2023