

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 23b Webb Street, Caulfield

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 & \$1,450,000

Median sale price

Median price \$1,056,500 Property type Unit Suburb Caulfield
Period - From 1/04/2023 to 30/06/2023 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) 2/63 Snowdon Ave, Caulfield	\$1,450,000	30/04/23
2) 2/4 Kean Street, Caulfield South	\$1,382,000	16/07/23
3) 2/12 Bundeera Road, Caulfield South	\$1,340,000	31/05/23

This Statement of Information was prepared on: 29/08/23