

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 7/8 Bealiba Road Caulfield South 3162

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 \$630,000 & \$690,000

Median sale price

Median price \$800,000 Property type Unit Suburb Caulfield South

Period - From 01/10/2019 to 31/12/2019 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
3/12 Wyuna Road Caulfield North 3161	\$660,000	14/12/2019
3/205 Grange Road Glen Huntly 3163	\$690,000	8/12/2019
3/271 Grange Road Ormond 3204	\$688,000	5/10/2019

This Statement of Information was prepared on: 05/02/2020