

# 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 31 Masters Street, Caulfield Vic 3162

## Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

## Median sale price

Median price \$1,560,000 Property type House Suburb Caulfield

Period - From 01/07/2018 to 30/06/2019 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
33 Briggs St CAULFIELD 3162	\$1,995,000	06/09/2019
2 Charles St ELSTERNWICK 3185	\$1,860,000	30/05/2019
10 Mulgrave St ELSTERNWICK 3185	\$1,925,000	17/08/2019

This Statement of Information was prepared on: 14/10/2019