

# 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 53 Bealiba Road, Caulfield South

## 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 \$1,600,000 & \$1,720,000

## Median sale price

Median price \$1,661,000 Property type House Suburb Caulfield South

Period - From 01/01/2020 to 31/03/2020 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
51 Bealiba Road, Caulfield South	\$1,920,000	23/02/2020
45 Almond Street, Caulfield South	\$1,765,000	28/03/2020
28 Narrawong Road, Caulfield South	\$1,610,000	17/06/2020

This Statement of Information was prepared on: 22/06/2020