

# 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

## Indicative selling price

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

Single price \$  or range between  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## 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
1 4 Rowena Street, Caulfield North 3161	\$2,350,000	26/09/2024
2 97 Kambrook Road, Caulfield North 3161	\$2,270,000	22/09/2024
3 14 Elmhurst Road, Caulfield North 3161	\$2,227,500	01/09/2024

This Statement of Information was prepared on: