

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 2/19 Anderson Street, Caulfield 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,799,000

or range between

&

Median sale price

Median price \$1,490,000

Property type Townhouse

Suburb CAULFIELD

Period - From 8/10/2021

to 07/10/2022

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 |
|---|-------------|--------------|
| 1. 5 Raphael Street CAULFIELD NIORTH 3161 | \$1,795,000 | 20/11/2022 |
| 2. 2/4 Kent Grove CAULFIELD NORTH 3161 | \$1,785,000 | 13/11/2022 |
| 3. 22a Laura Street CAULFIELD SOUTH 3162 | \$1,863,000 | 10/09/2022 |

This Statement of Information was prepared on: 28.11.2022