

# 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 8/19 Wyuna Road, Caulfield North

## 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 \$475,000 or range between &

## Median sale price

Median price \$738,000 Property type Apartment Suburb Caulfield North

Period - From 01/10/2021 to 31/12/2021 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
1 2/214 Kambrook Rd, Caulfield	\$500,000	03/03/2022
2 6/1 Rosstown Road, Carnegie	\$480,000	12/02/2022
3 1/8 Tattenham Street, Caulfield East	\$452,000	05/11/2021

This Statement of Information was prepared on: 22/04/2022