

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 38a Bealiba Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$ or range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,809,250 Property type House Suburb Caulfield South

Period - From 01/07/2023 to 30/06/2024 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1 1/34-36 Anderson Street, Caulfield	\$ 1,920,000	20/08/2024
2 18b Feodore Street, Caulfield South	\$ 1,890,000	20/08/2024
3	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 10/09/2024