

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 5/14-18 Anderson Street Caulfield 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$950,000 & \$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median price \$770,000 *House *Unit X Suburb Caulfield

Period - From 01/04/2019 to 30/06/2019 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/1 Bundeera Road Caulfield 3162	\$955,000	24/04/2019
7/14-18 Anderson Street Caulfield 3162	\$1,046,000	31/03/2019
3/614 Inkerman Road Caulfield North 3161	\$1,000,000	02/06/2019

This Statement of Information was prepared on: 19/09/2019