

Single residential property located in the Melbourne metropolitan area

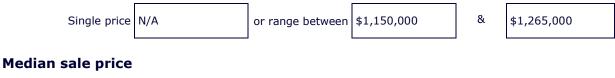
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 2 McGrath Street, Caulfield, Victoria 3162 postcode

Indicative selling price

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



Median price	\$1,868,000	Property type	HOUSE	Suburb	CAULFIELD
Period - From	01/10/2021	to 31/12/202	Source REIV	1	

Comparable property

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. 124a Grange Rd, CARNEGIE 3163	\$1,300,000	22/10/2021
2. 1/28 Fallon St, CAULFIELD 3163	\$1,300,000	28/11/2021
3. 324 North Rd, BRIGHTON EAST 3187	\$1,240,000	06/10/2021

This Statement of Information was prepared on: Thursday 17th February 2022