

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 McGrath Street, Caulfield, Victoria 3162

Indicative selling price

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

Single price N/A or range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,868,000 Property type HOUSE Suburb CAULFIELD

Period - From 01/10/2021 to 31/12/2021 Source REIV

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