

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 5/2 Flowers Street, Caulfield South 3162

Indicative selling price

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

range between \$390,000 & \$425,000

Median sale price

Median price \$1,368,000 Property type Apartment Suburb Caulfield South

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
8/10 Huberts Road, Carnegie 3163	\$453,000	13/06/2021
221/2 John Street, Malvern East 3145	\$420,000	02/06/2021
96/115 Neerim Road, Glen Huntly 3162	\$400,000	25/05/2021

This Statement of Information was prepared on: 22/07/2021