

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 1/2 Ash Grove, Caulfield VIC 3162

Indicative selling price

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

Single price - or range between \$710,000 & \$780,000

Median sale price

Median price \$725,000 Property type Unit Suburb Caulfield

Period - From 01/10/2023 to 31/10/2023 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
1. 3/8 Park Av GLEN HUNTLY 3163	\$742,000	19/03/2024
2. 3/11 Mackay Av GLEN HUNTLY 3163	\$730,000	23/03/2024
3. 4/118 Waverley Rd MALVERN EAST 3145	\$720,000	01/03/2024

This Statement of Information was prepared on: 05/04/2024