

# 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 26a Gardenvale Rd, Caulfield South Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$1,429,000

## Median sale price

Median price \$660,000 Property type Townhouse Suburb Caulfield South

Period - From 01/04/2020 to 30/06/2020 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 or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property      | Price       | Date of sale |
|-------------------------------------|-------------|--------------|
| 1/47 Almond St CAULFIELD SOUTH 3162 | \$1,380,000 | 27/09/2020   |
| 52 Clinton St BRIGHTON EAST 3187    | \$1,410,000 | 08/07/2020   |
| 3/47 Almond St CAULFIELD SOUTH 3162 | \$1,288,000 | 04/08/2020   |

This Statement of Information was prepared on: 30/11/2020