

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

4/17-19 Gardenvale Road, Caulfield South Vic 3162

## Indicative selling price

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

Single price \$1,195,000

## Median sale price

Median price \$1,023,000

Property type Unit

Suburb Caulfield South

Period - From 01/10/2022

to 30/09/2023

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
3/405 North Rd CAULFIELD SOUTH 3162	\$1,330,000	27/11/2023
3/66 Whitmuir Rd MCKINNON 3204	\$1,168,000	11/11/2023
2/23 Landcox St BRIGHTON EAST 3187	\$1,100,000	29/09/2023

This Statement of Information was prepared on: 10/12/2023