

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 4/24 Griffiths 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

\$700,000

&

\$770,000

Median sale price

Median price \$1,230,000

Property type Unit

Suburb Caulfield South

Period - From 01/01/2022

to 31/03/2022

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
5/11 Garden Avenue Glen Huntly 3163	\$760,000	19/03/2022
1/1 Park Avenue Glen Huntly 3163	\$776,000	27/11/2021
1/154 Grange Road Carnegie 3163	\$760,000	18/12/2021

This Statement of Information was prepared on: 04/05/2022