

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

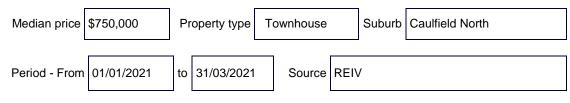
Address Including suburb and postcode

# Indicative selling price

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

Single Price \$1,675,000

### Median sale price



# 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
399A Glen Eira Rd CAULFIELD NORTH 3161	\$1,780,000	02/04/2021
21b Saturn St CAULFIELD SOUTH 3162	\$1,700,000	27/03/2021
38b Cedar St CAULFIELD SOUTH 3162	\$1,740,000	14/03/2021

This Statement of Information was prepared on: 21/06/2021