

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 20 Trevascus Street, Caulfield South VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$2,250,000 & \$2,450,000

Median sale price

Median price \$1,792,500 Property type House Suburb Caulfield South

Period - From 01/4/22 to 30/06/22 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
10 Keeron Street, Caulfield South	\$2,500,000	29/04/22
8 Olinda Street, Caulfield South	\$2,495,000	24/04/22
169 Sycamore Street, Caulfield South	\$2,375,000	19/06/22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 20/07/2022