

# 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 5/25 Pyne Street Caulfield 3162

## Indicative selling price

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

range between \$750,000 & \$825,000

## Median sale price

Median price \$817,000 Property type Unit Suburb Caulfield

Period - From 01/10/2021 to 31/12/2021 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
3/37 Northcote Avenue Caulfield North 3161	\$832,000	14/11/2021
2/12 Newlyn Street Caulfield 31621	\$812,500	18/11/2021
17/3 Payne Street Caulfield North 3161	\$810,000	06/11/2021

This Statement of Information was prepared on: 06/11/2021