

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

2/25 Fallon Street, Caulfield

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

\$1,150,000

&

\$1,250,000

Median sale price

Median price

817,000

Property type

Apt/Unit

Suburb

Caulfield

Period - From

1/10/21

to

31/12/21

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

1 1/453 Kooyong Rd, Elsternwick

\$1,170,000

9/12/21

2 2/18 Pearce St, Caulfield

\$1,200,000

16/12/21

3 1/27 Woodville Ave, Glenhuntly

\$1,261,500

11/12/21

This Statement of Information was prepared on:

9/2/22