

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

36 Olive Street, Caulfield South

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 \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,440,000 Property type HOUSE Suburb CAULFIELD SOUTH

Period - From 01/04/2019 to 30/06/2019 Source REIV

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
1 Alfada St CAULFIELD SOUTH 3162	\$1,017,500	21/07/2019
4a Raymond Gr CAULFIELD SOUTH 3162	\$1,000,000	22/08/2019
3 Remuera St CAULFIELD SOUTH 3162	\$996,000	10/08/2019

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: 10/10/2019