

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 38 Neerim Road, 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 \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,832,500 Property type House Suburb Caulfield

Period - From 01/10/2022 to 31/12/2022 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 17 Kean Street, Caulfield South	\$1,925,000	26/11/2022
2 14 Takapuna Street, Caulfield South	\$2,050,000	10/12/2022
3 28 Ellington Street, Caulfield South	\$2,120,000	25/11/2022