

# 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 5/1-3 Pearce Street, Caulfield South 3162

## Indicative selling price

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

Single price \$ or range between \$1,050,000 & \$1,155,000

## Median sale price

Median price \$1,023,000 Property type Unit Suburb Caulfield South

Period - From 01/07/2023 to 30/06/2024 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 1/203 Booran Road, Caulfield South   | \$ 1,100,000 | 14/05/2024   |
| 2 2/524 Hawthorn Road, Caulfield South | \$ 1,055,000 | 27/04/2024   |
| 3 3/4 Marara Road, Caulfield South     | \$ 1,090,000 | 30/06/2024   |

This Statement of Information was prepared on: 15/08/2024