

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 34a Neerim Road, CAULFIELD Victoria 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,550,000

Median sale price

Median price \$1,867,500 Property type HOUSE Suburb CAULFIELD

Period - From 01/10/2021 to 31/12/2021 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. 175 Sycamore Street CAULFIELD SOUTH 3162 | \$1,605,000 | 01/11/2021 |
| 2. 402b Glen Eira Rd, CAULFIELD 3162 | \$1,570,000 | 21/02/2022 |
| 3. 216b Booran Rd, ORMOND 3204 | \$1,570,000 | 30/11/2021 |

This Statement of Information was prepared on: 24/04/2022