

# 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 4/81 Clarence Street Caulfield South 3162

## 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 \$460,000 & \$500,000

## Median sale price

Median price \$1,180,000 Property type Apartment Suburb Caulfield South

Period - From 01/10/2020 to 31/12/2020 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
8/4 Yorston Court Elsternwick 3185	\$478,000	12/02/2021
3/11 Takapuna Street Caulfield South 3162	\$475,000	13/10/2020
7/14 Field Street Caulfield South 3162	\$508,000	10/10/2020

This Statement of Information was prepared on: 15/03/2020