

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

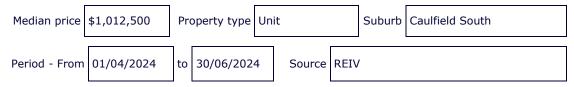
Address Including suburb and postcode 2/18a Trevascus Street, Caulfield South Vic 3162

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Range between \$1,180,000 & \$1,280,000

### Median sale price



#### **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 |
|--|-------------|--------------|
| 1/434 Hawthorn Rd CAULFIELD SOUTH 3162   | \$1,300,000 | 10/07/2024   |
| 3/209-211 Bambra Rd CAULFIELD SOUTH 3162 | \$1,220,000 | 21/06/2024   |
| 20a Alder St CAULFIELD SOUTH 3162        | \$1,260,000 | 31/07/2024   |

This Statement of Information was prepared on: 20/08/2024