

# 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 23 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 \$1,650,000 & \$1,800,000

## Median sale price

Median price \$2,030,000 Property type House Suburb Caulfield

Period - From 1/7/2021 to 30/9/2021 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
4 Amelia Street, Caulfield South	\$1,970,000	10/10/2021
30 Jupiter Street, Caulfield South	\$1,910,000	15/7/2021
95 Kambrook Road, Caulfield North	\$1,835,000	27/6/2021

This Statement of Information was prepared on: 4/11/2021