

# 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 1/21 Heatherbrae Avenue Caulfield 3162

## Indicative selling price

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

Single price \$ or range between \$1,100,000 & \$1,200,000

## Median sale price

Median price \$779,000 Property type Unit Suburb Caulfield

Period - From 01/10/2022 to 31/12/2022 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
2/52 Neville Street Carnegie 3163	\$1,260,000	19/11/2022
1/92 Murray Street Caulfield 3162	\$1,200,000	17/12/2022
2/8 Stone Street Caulfield South 3162	\$1,160,000	10/02/2023

This Statement of Information was prepared on: 06/04/2023