

# 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

9 Hillside avenue Caulfield

## 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

\$2,700 000

&

\$2,950 000

## Median sale price

Median price

\$2,030 000

Property type

House

Suburb

Caulfield

Period - From

1/07/2021

to

30/09/2021

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
1. 28 Stone street Caulfield South	\$3,200 000	7/5/2021
2 17 Jupiter street Caulfield South	\$3,010 000	22/9/2021
3 2a Seaview Street Caulfield South	\$3,200 000	22/09/2021

This Statement of Information was prepared on:

8/11/2020