

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 9/81-83 Clarence Street, Caulfield South 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$490,000 & \$530,000

Median sale price

Median price \$1,295,000 Property type Apartment Suburb Caulfield South

Period - From 01/04/2022 to 30/06/2022 Source R.E.I.V

Comparable property sales

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
24/214 Kambrook Road, Caulfield 3162	\$500,000	11/04/2022
6/7-9 Roselea Street, Caulfield South 3162	\$530,000	03/08/2022
9/302 Glen Eira Road, Elsternwick 3185	\$495,000	31/07/2022

This Statement of Information was prepared on: 09/08/2022