

# 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 1c Urandaline Gve, Caulfield Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

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

## Median sale price

Median price \$1,210,000 Property type Unit Suburb Caulfield

Period - From 01/07/2023 to 30/09/2023 Source REIV

## Comparable property sales

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
1/42 Laura St CAULFIELD SOUTH 3162	\$1,200,000	27/08/2023
2/4 Kean St CAULFIELD SOUTH 3162	\$1,382,000	16/07/2023

This Statement of Information was prepared on: 24/10/2023