
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

2/16 Nathan Grove, CAULFIELD SOUTH VIC 3162

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 \$1,365,000 & \$1,500,000

Median sale price

Median price \$1,715,000 Property type HOUSE Suburb Caulfield South

Period - From 01/10/2020 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 87 Clarence Street, CAULFIELD SOUTH 3162	\$1,500,000	24/11/2021
2 63 Ludbrook Avenue, CAULFIELD SOUTH 3162	\$1,405,000	28/11/2021
3 27 Fallon Street, CAULFIELD 3162	\$1,405,000	22/11/2021

This Statement of Information was prepared on: 6/12/2021