



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 Malvern Grove, CAULFIELD NORTH 3161

House



4 beds



2 baths



2 parking

## Indicative selling price

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

**Single price \$2,350,000**

## Median sale price

Median **House** for **CAULFIELD NORTH** for period **Feb 2017 - Jul 2017**

Sourced from [propertydata.com.au](http://propertydata.com.au).

**\$1,650,000**

## Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**52 Orrong Crescent,**  
Caulfield North 3161

Price **\$2,200,000** Sold 23 July 2017

**33 Malvern Grove,**  
Caulfield North 3161

Price **\$2,510,000** Sold 26 March 2017

**6a Auburn Grove,**  
Armadale 3143

Price **\$2,110,000** Sold 01 April 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [propertydata.com.au](http://propertydata.com.au).

## Contact agents

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