

# 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

## Indicative selling price

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

Single price

## Median sale price

Median price  \*House  \*Unit  Suburb   
 Period - From  to  Source

## 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
25 Sidwell Avenue, St Kilda East VIC 3183	\$1,660,000	29/04/2018
4 Canrobert Street, Caulfield North VIC 3161	\$1,550,000	12/03/2018
667a Inkerman Road, Caulfield North VIC 3161	\$1,325,000	06/05/2018