

# 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)

Range between  &

## Median sale price

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

## Comparable property sales

A\* 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
6 Orrong Gr CAULFIELD NORTH 3161	\$2,200,000	07/10/2018
32 Cromwell St CAULFIELD NORTH 3161	\$1,800,000	11/07/2018
2 Eskdale Rd CAULFIELD NORTH 3161	\$2,200,000	11/07/2018