

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

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
2/16 Glencoe St CAULFIELD NORTH 3161	\$1,250,000	17/08/2018
1/30 Bambra Rd CAULFIELD NORTH 3161	\$1,205,000	19/08/2018
1/2 Newlyn St CAULFIELD 3162	\$1,070,000	08/07/2018