

# 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 \$  or range between  &

## 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
4/21 Anderson Street, Caulfield VIC 3162	\$735,000	01/05/2018
2/75 Kambrook Road, Caulfield North VIC 3161	\$767,000	28/07/2018
1/26 Emma Street, Caulfield South VIC 3162	\$790,000	22/07/2018