

# 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 13 Saturn Street, Caulfield South Vic 3162

## Indicative selling price

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

Single Price \$1,795,000

## Median sale price

Median price \$1,532,500 \*House x \*Unit Suburb Caulfield South  
 Period - From 01/07/2018 to 30/09/2018 Source REIV

## 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
46 Parkside St ELSTERNWICK 3185	\$1,775,000	15/09/2018
11 Moore St CAULFIELD SOUTH 3162	\$1,706,000	27/10/2018
11 Lucas St CAULFIELD SOUTH 3162	\$1,700,000	25/10/2018