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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

18 Ash Grove, Caulfield 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 \$ or range between \$1,650,000 & \$1,815,000

## Median sale price

Median price \$1,560,000 \*House ☒ \*Unit ☐ Suburb Caulfield

Period - From 01/04/2019 to 30/06/2019 Source REIV

## 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 |
|-------------------------------------------|-------------|--------------|
| 2b Ripley Grove, Caulfield North VIC 3161 | \$1,850,000 | 24/03/2019   |
| 4b Lord Street, Caulfield East VIC 3145   | \$1,710,000 | 28/06/2019   |
| 2b Farnham Street, Caulfield VIC 3162     | \$1,590,000 | 14/05/2019   |