

# 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 1/8 Tattenham Street, Caulfield East

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$ or range between \$410,000 & \$450,000

## Median sale price

Median price \$520,000 Property type Unit Suburb Caulfield East

Period - From 01/06/2021 to 25/10/2021 Source PROPERTY DATA

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 8/20 Anzac St CARNEGIE 3163 VIC	\$445,000	16/10/2021
2. 5/2 Flowers Street, Caulfield South, Vic 3162	\$425,000	06/08/2021
3. 9/253 Grange Rd ORMOND 3204 VIC	\$438,000	20/07/2021