

# 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 3/3 Carinya Crescent Caulfield North 3161

## Indicative selling price

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

Single price \$ or range between \$580,000 & \$640,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$670,000 \*House \*Unit x Suburb Caulfield North

Period - From 01/10/2018 to 31/12/2018 Source Caulfield North

## 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/4a Wando Gr St Kilda East 3183	\$700,000	16/03/2019
1/24 Valentine Gr Armadale 3143	\$685,000	29/11/2018
5/34 Bambra Rd Caulfield North 3161	\$670,000	02/12/2018