

# 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 8 Eumeralla Road, Caulfield South.

## 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 \$1,600,000 & \$1,760,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,550,000 \*House ☒ \*Unit ☐ Suburb Caulfield South

Period - From 01/01/2018 to 31/03/2018 Source REIV

## 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
8 Steele Street, CAULFIELD SOUTH 3162	\$1,780,000	03/03/2018
35 Booran Road, CAULFIELD SOUTH 3162	\$1,700,000	18/02/2018
37 Eumeralla Road, CAULFIELD SOUTH 3162	\$1,605,000	03/03/2018

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~