

# 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 14 Kent Grove, Caulfield North

## 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 \$2,200,000 & \$2,400,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,660,000 \*House X \*Unit Suburb Caulfield North

Period - From 01/07/2018 to 30/10/2018 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 |
|------------------------------------|-------------|--------------|
| 20 Findon Avenue, Caulfield North  | \$2,325,000 | 10/10/2018   |
| 13 Palm Avenue, Caulfield North    | \$2,450,000 | 01/08/2018   |
| 18 Kelburn Street, Caulfield North | \$2,100,000 | 24/06/2018   |