

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 1/70 Filbert Street, Caulfield South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price - or range between \$800,000 & \$880,000

Median sale price

Median price \$840,000 *House *Unit x Suburb CAULFIELD SOUTH

Period - From 01/01/2019 to 31/03/2019 Source REIV

Comparable property sales

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
7a Daniell Cr CAULFIELD 3162	\$880,000	27/03/2019
2/36 Briggs St CAULFIELD 3162	\$855,000	01/04/2019
4/13-15 Leopold St CAULFIELD SOUTH 3162	\$800,000	14/04/2019

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.~~