

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

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price *House *Unit Suburb
 Period - From to Source

Comparable property sales

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 |
|--|-------------|--------------|
| 14 Lucan Street, Caulfield North VIC 3161 | \$1,100,000 | 05/12/2018 |
| 13 Wilks Street, Caulfield North VIC 3161 | \$1,169,000 | 11/11/2018 |
| 36 Crimea Street, Caulfield North VIC 3161 | \$985,000 | 10/02/2019 |