

# 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 20 Ercildoune Street Caulfield North VIC 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 \$1,975,000 or range between \$ & \$

## Median sale price

Median price \$2,666,000 Property type House Suburb Caulfield North  
Period - From 01/01/2022 to 31/03/2022 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1 Hawsleigh Avenue, Balaclava 3183	\$1,970,000	19/02/2022
2 25 Prentice Street, St Kilda East 3183	\$2,090,000	11/12/2022
3 254 Alma Road, Caulfield North 3161	\$2,100,000	09/04/2022