

# 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 Royal Parade Caulfield South 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,870,000

## Median sale price

Median price \$1,530,000 \*House x \*Unit Suburb Caulfield South

Period - From 01/07/2018 to 30/09/2018 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
8 Eumeralla Rd Caulfield South 3162	\$1,750,000	16/06/2018
13 Saturn St Caulfield South 3162	\$1,750,000	29/10/2018
439 Glen Eira Rd Caulfield North 3161	\$1,700,000	09/09/2018