

# 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 5/23 Anderson Street, Caulfield

## 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 \$730,000 & \$795,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$758,000 \*House ☐ \*Unit ☒ Suburb Caulfield

Period - From 1/07/2018 to 30/09/2018 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
1/506 Dandenong Road, Caulfield North	\$750,000	05/09/2018
406/449 Hawthorn Road, Caulfield South	\$800,000	08/10/2018
4/5 Beresford Street, Caulfield North	\$825,000	9/12/2018