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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

3/9 Daniell Crescent, Caulfield 3162

## Indicative selling price

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

or range between

\$300,000

&

\$330,000

## Median sale price

Median price

\$757,500

Unit

X

Suburb

Caulfield

Period - From

01/07/2018

to

30/09/2018

Source

R.E.I.V

## 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
9/10 Payne Street, Caulfield North 3161	\$330,000	01/07/2018
6/13 Wattle Avenue, Glen Huntly 3163	\$325,000	27/07/2018
7/26 Park Crescent, Caulfield North 3161	\$305,000	24/08/2018