

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 276 Orrong Road, Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$3,000,000 & \$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,320,000 *House X *Unit Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 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
21 Kent Grove, Caulfield North	\$3,220,000	30/11/2017
23 Sidwell Avenue, St Kilda East	\$3,300,000	28/10/2017
13 Yanakie Crescent, Caulfield North	\$3,400,000	14/11/2017