

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 24 Larch Street, Caulfield South Vic 3162

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 \$1,600,000 & \$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,709,000 *House ☒ *Unit ☐ Suburb Caulfield South

Period - From 01/10/2017 to 31/12/2017 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
36 Cromwell St CAULFIELD NORTH 3161	\$1,985,000	25/02/2018
22 York St CAULFIELD SOUTH 3162	\$1,850,000	29/11/2017
3 Sycamore St CAULFIELD SOUTH 3162	\$1,833,500	03/03/2018

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~