

# 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

## 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)

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## Median sale price

(\*Delete house or unit as applicable)

Median price  House  Unit  Suburb

Period - From  to  Source

## 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
3/44-46 Halstead Street, Caulfield North 3161	\$850,500	10/12/2017
2/1 Muntz Street, Caulfield North 3161	\$868,000	29/10/2017
4/321a Orrong Road, Caulfield North 3161	\$807,000	15/01/2018

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Vendor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Vendor

\_\_\_\_\_  
Date