

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	2/22 Feodore Street Caulfield South, 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	\$1,100,000	&	\$1,200,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$1,440,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	Caulfield South
Period - From	1/4/2019	to	30/6/2019	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
2/41 Snowdon Avenue, Caulfield	\$1,100,000	22/5/2019
1/34 Thompson Street, Ormond	\$1,104,000	18/5/2019
13A Ocean Street. Ormond	\$1,260,000	8/5/2019