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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 12 Murray Street, Elsternwick Vic 3185

## 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)

Single price \$1,450,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$2,165,000

\*House X

\*Unit

Suburb Elsternwick

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
11 Teak St CAULFIELD SOUTH 3162	\$1,535,000	24/02/2018
160 Sycamore St CAULFIELD SOUTH 3162	\$1,450,000	25/11/2017
24 Leslie St ELSTERNWICK 3185	\$1,421,000	24/02/2018

**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.~~