

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 15/9 Hudson Street Caulfield North 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 \$263,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$759,000

*House

*Unit X

Suburb Caulfield North

Period - From 01/07/2018

to 30/09/2018

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
10/55 Filbert Street Caulfield South 3162	\$273,000	20/08/2018
4/9 Waratah Avenue Glen Huntly Vic 3163	\$260,000	06/09/2018
9/13 Rosedale Avenue Glen Huntly Vic 3163	\$280,000	21/08/2018