
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

3/2 Gibson Street Caulfield East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$590,000	&	\$645,000
---------------	-----------	---	-----------

Comparable property sales

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
4/250 Neerim Rd CARNEGIE 3163	\$652,500	30/11/2018
2/10 Ferncroft Av MALVERN EAST 3145	\$637,500	08/12/2018
1/18-20 Repton Rd MALVERN EAST 3145	\$620,000	16/02/2019