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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 2/123 Murray Street, Caulfield Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550, 000

## Median sale price

Median price \$740,000

\*House

\*Unit x

Suburb Caulfield

Period - From 01/04/2018 to 30/06/2018

Source REIV

## 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
7/530 Glen Huntly Rd ELSTERNWICK 3185	\$590,000	16/07/2018
6/2 Ash Gr CAULFIELD 3162	\$578,000	31/05/2018
4/363 Balaclava Rd CAULFIELD NORTH 3161	\$553,000	03/09/2018