

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 2/17 Aileen Avenue, Caulfield South VIC 3162

Indicative selling price

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

Single price \$ or range between \$1,050,000 & \$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median price \$794,500 *House *Unit X Suburb Caulfield South

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales

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
2/63 Filbert Street, Caulfield South VIC 3162	\$1,199,000	25/02/2018
3/41 Jupiter Street, Caulfield South VIC 3162	\$1,165,000	12/11/2017
2/31 Macgowan Avenue, Glen Huntly VIC 3163	\$1,160,000	22/10/2017