

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 32 Wanda Road, Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,400,000 & \$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,870,000 *House X *Unit Suburb Caulfield North

Period - From 01/01/2018 to 31/03/2018 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
510 Dandenong Road, Caulfield North	\$1,515,000	24/02/2018
9a Raphael Street, Caulfield North	\$1,655,000	20/05/2018
18a Alston Grove, St Kilda East	\$1,661,000	13/05/2018