

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 41 Moore Street, Caulfield South

Indicative selling price

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

Single price \$1,485,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$1,728,000

*House X

*Unit

Suburb Caulfield South

Period - From 01/07/2017

to 30/09/2017

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
15 Russell Street, Caulfield South	\$1,352,000	09/12/2017
681 Hawthorn Road, Caulfield South	\$1,410,000	14/12/2017
160 Sycamore Street, Caulfield South	\$1,450,000	25/11/2017