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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

10 Saturn Street, Caulfield South

## Indicative selling price

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

Single price \$ or range between \$1,200,000 & \$1,300,000

## Median sale price

Median price \$1,425,000 \*House ☒ \*Unit ☐ Suburb Caulfield South

Period - From 01/10/2018 to 31/12/2018 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
391 Kooyong Road, Elsternwick VIC 3185	\$1,330,000	27/10/2018
179 North Road, Gardenvale VIC 3185	\$1,301,500	10/11/2018
45 Aileen Avenue, Caulfield South VIC 3162	\$1,263,500	16/02/2019