

# 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 5/18 Roselea Street Caulfield South 3162

## Indicative selling price

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

Single price \$ or range between \$550,000 & \$600,000

## 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 (\*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 |
|------------------------------------------|-----------|--------------|
| 1/363 Balaclava Rd Caulfield North 3161  | \$660,000 | 18/03/2018   |
| 2/11 Crotonhurst Av Caulfield North 3161 | \$650,000 | 02/11/2017   |
| 3/120 Murray St Caulfield 3162           | \$645,000 | 26/11/2017   |