

# 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 1/4-6 Griffiths Street, Caulfield South Vic 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 N/A or range between \$650,000 & \$715,000

## Median sale price

Median price \$1,180,000 Property type Unit Suburb Caulfield South

Period - From 01/10/2019 to 31/12/2019 Source REIV

## Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 1/10 St Huberts Rd CARNEGIE 3163	\$716,000	14/12/2019
2. 3/915 Dandenong Rd MALVERN EAST 3145	\$683,000	15/11/2019
3. 1/962 Dandenong Rd CAULFIELD EAST 3145	\$678,000	14/12/2019

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