
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 3/120 Murray Street, Caulfield, VIC 3162

Indicative selling price

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

Single price \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$767,500

*House

*Unit x

Suburb CAULFIELD

Period - From 1/01/2019

to 31/03/2019

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 considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 7/16 Marara Road, CAULFIELD SOUTH 3162 | \$675,000 | 12/04/2019 |
| 301/28 Riddell Parade, ELSTERNWICK 3185 | \$655,000 | 24/03/2019 |
| 2/486 Glen Eira Road, CAULFIELD 3162 | \$620,000 | 24/03/2019 |

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~