

# 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 3a Scott 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)

Single price \$1,049,000

## Median sale price

Median price \$794,500

\*House

\*Unit

X

Suburb Caulfield South

Period - From 01/10/2017

to 31/12/2017

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
1/53 Teak Street, Caulfield South	\$1,033,000	17/03/2018
4/4 Ulupna Road, Ormond VIC 3204	\$1,060,000	16/11/2017
1/25 Murray Road, Ormond VIC 3204	\$940,000	17/02/2018