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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 4/892 Glen Huntly Road, 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)

Range between \$750,000 & \$825,000

## Median sale price

Median price \$1,010,000 \*House ☐ \*Unit ☒ Suburb Caulfield South

Period - From 01/07/2018 to 30/09/2018 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
8a Leamington Cr CAULFIELD EAST 3145	\$790,000	18/10/2018
3/218 Kambrook Rd CAULFIELD 3162	\$708,000	06/10/2018
4/648 Glen Huntly Rd CAULFIELD SOUTH 3162	\$726,443	10/08/2018