

# 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

7/51 Khartoum Street, Caulfield North

## 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

\$590,000

&

\$649,000

## Median sale price

Median price

\$660,000

Property type

Apartment

Suburb

Caulfield North

Period - From

1/10/19

to

31/12/19

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 or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 5/51 Khartoum Street, Caulfield North | \$685,000 | 1/12/2019    |
| 17/51 Kooyong Road, Armadale          | \$620,000 | 12/12/2019   |
| 9/14 Denbigh Road, Armadale           | \$650,000 | 12/02/2020   |