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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 1/11 Sylverly Grove, Caulfield 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 \$1,895,000

## Median sale price

Median price \$1,701,000

House X

Suburb Caulfield

Period - From 01/04/2017 to 31/03/2018

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
5 Octavius Av CAULFIELD NORTH 3161	\$2,005,000	18/02/2018
56 Regent St ELSTERNWICK 3185	\$1,950,000	24/03/2018
7a Latrobe Street CAULFIELD SOUTH 3162	\$1,905,000	18/03/2018