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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 2/21 Newlyn Street, Caulfield

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$590,000 & \$640,000

## Median sale price

Median price \$880,000

Unit X

Suburb Caulfield

Period - From 01/10/2018 to 31/12/2018

Source R.E.I.V

## 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
2/302 Hawthorn Road, Caulfield 3162	\$685,000	25/11/2018
10/144-146 Grange Road, Carnegie 3163	\$650,000	20/01/2019
3/25 Eumeralla Road, Caulfield South 3162	\$605,000	08/12/2018