

# 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 105 Kooyong Road, Caulfield North 3161 VIC

## 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)

Range between \$1,350,000 & \$1,450,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$2,405,000 \*House ☒ Suburb Caulfield North

Period - From 01.10.2017 to 31.12.2017 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
61 Chomley Street PRAHRAN 3181 VIC	\$1,477,500	16/12/2018
37 Elm Grove BALACLAVA 3183 VIC	\$1,392,000	12/11/2017
40 Kambrook Road CAULFIELD NORTH 3161 VIC	\$1,315,000	25/02/2018