

### HOUSE Offered for Sale

19 Beech Street Caulfield South VIC 3162

 3  2  1

### Indicative Selling Price

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

Range between \$1,300,000 & \$1,400,000

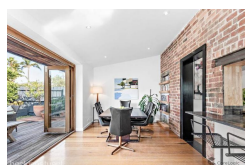
### Median Sale Price

\$1,549,000 Houses in Caulfield south between Sep 2016 - Aug 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**308 Bambra Road Caulfield South VIC 3162**

 2  1  1

Sold Price **\$1,263,000** Sold Date **21-May-17**

Distance **0.67km**



**299 Bambra Road Caulfield South VIC 3162**

 3  2  1

Sold Price **\$1,390,000** Sold Date **19-Aug-17**

Distance **0.56km**



**131 Sycamore Street Caulfield South VIC 3162**

 3  2  1

Sold Price **\$1,350,000** Sold Date **20-May-17**

Distance **0.3km**

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