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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 1/30 Bambra Road, Caulfield North Vic 3161

## 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 \$1,050,000 & \$1,150,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$725,000

\*House ☐

\*Unit ☒

Suburb Caulfield North

Period - From 01/04/2018 to 30/06/2018

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
3/675 Inkerman Road, CAULFIELD NORTH 3161	\$1,115,000	27/05/2018
1/2 Newlyn Street, CAULFIELD 3162	\$1,070,000	08/07/2018
1/18 Payne Street, CAULFIELD NORTH 3161	\$1,160,000	11/05/2018