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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 24 Fosbery Avenue, Caulfield North

## Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

## Median sale price

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

Period - From 1/10/2017 to 31/12/2017 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 |
|------------------------------------|-------------|--------------|
| 1/204 Orrong Road, Caulfield North | \$1,870,000 | 07/12/2017   |
| 590 Inkerman Road, Caulfield North | \$1,720,000 | 03/12/2017   |
| 50a Langdon Road, Caulfield North  | \$1,705,000 | 04/04/2018   |