

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 5 Octavius Ave, Caulfield North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,980,000

Median sale price

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

Period - From 01/10/2017 to 31/12/2017 Source REIV

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
97 Kambrook Rd CAULFIELD NORTH 3161	\$2,000,000	20/09/2017
18 Crimea St CAULFIELD NORTH 3161	\$1,910,000	01/09/2017
26 Carnarvon Rd CAULFIELD NORTH 3161	\$1,825,000	21/10/2017