

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 50b Langdon Road, Caulfield North, VIC 3161

Indicative selling price

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

Single Price \$1,595,000

Median sale price

Median price \$685,500

Unit X

Suburb Caulfield North

Period - From 01/01/2018 to 31/03/2018

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
24 Fosbery Avenue, Caulfield North 3161	\$1,850,000	13/05/2018
50a Langdon Road, Caulfield North 3161	\$1,705,000	04/04/2018
105 Kooyong Road, Caulfield North 3161	\$1,555,000	15/04/2018