

# 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 8/20 Kooyong Road, Caulfield North

## 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)

Single price \$ or range between \$500,000 & \$550,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$725,000 \*House \*Unit X Suburb Caulfield North

Period - From 01/04/2018 to 30/06/2018 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
22/327 Orrong Road, St Kilda East	\$ 530,000	04/08/2018
5/686 Inkerman Road, Caulfield North	\$ 527,000	05/08/2018
10/350 Dandenong Road, St Kilda East	\$ 500,000	28/07/2018