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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 113a Bambra Road, Caulfield Vic 3162

## Indicative selling price

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

Range between \$1,680,000 & \$1,840,000

## Median sale price

Median price \$770,000

\*House

\*Unit

X

Suburb Caulfield

Period - From 01.04.2019

to 30.06.2019

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
4b Garrell St CAULFIELD NORTH 3161	\$1,822,500	05/05/2019
4b Lord St CAULFIELD EAST 3145	\$1,710,000	28/06/2019
269a Balaclava Rd CAULFIELD NORTH 3161	\$1,680,000	19/05/2019