

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 58 Narong Road, Caulfield North VIC 3161

Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,867,500 *House X *Unit Suburb Caulfield North

Period - From 01/01/2018 to 31/03/2018 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
11 Hillside Avenue, Caulfield VIC 3162	\$1,701,000	18/03/2018
7 Lamellah Street, Caulfield VIC 3162	\$1,470,000	18/02/2018
56 Gourlay Street, Balaclava VIC 3183	\$1,550,000	24/02/2018