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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 39 Otira Road, Caulfield North Vic 3161

## Indicative selling price

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

Single price \$2,099,000

## 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
9 Villiers St ELSTERNWICK 3185	\$2,120,000	28/04/2018
556 Inkerman Rd CAULFIELD NORTH 3161	\$2,080,000	29/04/2018
27 McHenry St ST KILDA EAST 3183	\$2,050,000	18/03/2018