
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 8a Larch Street, Caulfield South VIC 3162

Indicative selling price

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

Single price \$ or range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,550,000 *House X *Unit Suburb Caulfield South

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
145 Sycamore Street, Caulfield South VIC 3162	\$1,450,000	04/03/2018
26a Spring Road, Caulfield South VIC 3162	\$1,305,000	03/03/2018
43 Crimea Street, Caulfield North VIC 3161	\$1,295,000	06/05/2018