

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 36 Cromwell Street, Caulfield North VIC 3161

Indicative selling price

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

\$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,405,000

*House

X

*Unit

Suburb Caulfield North

Period - From 01/10/2017

to 31/12/2017

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
26 Hawthorn Ave CAULFIELD NORTH 3161	\$1,907,000	03/12/2017
24 Clarence St MALVERN EAST 3145	\$1,851,000	16/11/2017
339 Kooyong Rd ELSTERNWICK 3185	\$1,838,000	26/11/2017