
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 91 Eskdale Road, Caulfield North VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,500,000 & \$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,405,000 *House ☒ 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
24 Clarence Street, Malvern East VIC 3145	\$1,851,000	16.11.2017
148 Waverley Road, Malvern East VIC 3145	\$1,685,000	10.12.2017
612 Inkerman Road, Caulfield North VIC 3161	\$1,600,000	23.10.2017