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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 50 Almond Street, Caulfield South Vic 3162

## Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

## Median sale price

Median price \$1,425,000 \*House x \*Unit Suburb Caulfield South

Period - From 01/10/2018 to 31/12/2018 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 |
|-------------------------------------|-------------|--------------|
| 3 St Vincent St CAULFIELD EAST 3145 | \$1,780,000 | 17/11/2018   |
| 4 Blake St CAULFIELD 3162           | \$1,700,000 | 05/12/2018   |
| 21 Bokhara Rd CAULFIELD SOUTH 3162  | \$1,650,000 | 27/12/2018   |