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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 361 Alma 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)

Range between \$2,100,000 & \$2,300,000

## Median sale price

Median price \$1,810,000 \*House x \*Unit Suburb Caulfield North

Period - From 01/01/2019 to 31/03/2019 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
1 Jessamine Av PRAHRAN 3181	\$2,475,000	30/03/2019
56 Orrong Cr CAULFIELD NORTH 3161	\$2,362,000	31/03/2019
348 Alma Rd CAULFIELD NORTH 3161	\$2,100,000	17/03/2019