

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980Property offered for sale

Address
Including suburb and postcode 14/401 Alma Road, Caulfield North

Indicative selling price

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

Single price \$379,000 or range between \$* & \$

Median sale price

Median price \$495,500 *House *Unit X Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/597 Orrong Road, Armadale	\$380,000	01/12/2017
5/7 Denbigh Road, Armadale	\$370,000	18/10/2017
4/1a Hughenden Road, St Kilda East	\$350,500	08/10/2017