

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 11/355 Alma Road CAULFIELD NORTH 3161

Indicative selling price

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

Single price \$ or range between \$690,000 & \$750,000

Median sale price

Median price \$1,247,500 Property type UNIT Suburb CAULFIELD NORTH

Period - From 01/07/2020 to 30/09/2020 Source RIEV

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
8/555 Orrong Road ARMADALE 3143	\$750,000	24/07/2020
3/124 Balaclava Road CAULFIELD NORTH 3161	\$740,000	30/07/2020
14/340 Dandenong Road ST KILDA EAST 3183	\$715,000	31/10/2020

This Statement of Information was prepared on: 4/11/2020