

# 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 380 Alma Road, Caulfield North.

## Indicative selling price

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

Single price \$1,549,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,775,000

\*House X

\*Unit

Suburb Caulfield North

Period - From 01/04/2018 to 30/06/2018

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**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
58 Narong Road, CAULFIELD NORTH 3161	\$1,610,000	29/04/2018
1 Pental Road, CAULFIELD NORTH 3161	\$1,598,000	27/05/2018
105 Kooyong Road, CAULFIELD NORTH 3161	\$1,555,000	15/04/2018

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~