

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 53 Almond Street, Caulfield South

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,550,000 *House x *Unit Suburb Caulfield South
Period - From 1/01/2018 to 1/03/2018 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
11 Russell Street, Caulfield South	\$2,200,000	17/04/2018
32 Clarke Avenue, Caulfield	\$2,080,000	20/05/2018
425 Glen Eira Road, Caulfield North	\$2,155,000	24/06/2018