

# 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 20 Almond Street, Caulfield South 3162

## 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)

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Range between

\$1,600,000

&

\$1,750,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,550,000

\*House

X

\*Unit

Suburb

Caulfield South

Period - From 01/01/2018

to

31/03/2018

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 |
|-------------------------------------------|-------------|--------------|
| 8 Steele Street Caulfield South 3162      | \$1,780,000 | 03/03/2018   |
| 36 Poplar Street, Caulfield South 3162    | \$1,625,000 | 09/12/2017   |
| 134 Sycamore Street, Caulfield South 3162 | \$1,550,000 | 06/03/2018   |