

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 1/47 Almond Street, Caulfield South VIC 3162

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price \$1,513,000 Property type Townhouse Suburb Caulfield South

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales

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
73 Burrindi Road, Caulfield South VIC 3162	\$1,400,000	10/06/2020
1/412 Glen Eira Road, Caulfield VIC 3162	\$1,385,000	3/06/2020
2a Oak Crescent, Caulfield North VIC 3161	\$1,380,000	30/05/2020

This Statement of Information was prepared on: 24/08/2020