

# Statement of Information

## 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 46 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)

Single price \$\* or range between \$2,200,000 & \$2,420,000

### Median sale price

Median price \$1,605,000 \*House x \*Unit Suburb Caulfield South

Period - From 1/4/17 to 30/6/17 Source REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
20 Octavius Street, Caulfield North	\$2,550,000	10/9/17
233 Booran Road, Caulfield South	\$2,351,000	7/5/17
17 Olinda Street, Caulfield South	\$2,200,000	13/8/17