

# 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 31 Alder Street, Caulfield South

## 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 \$750, 000 & \$825,000

## Median sale price

Median price \$1,440,000 Property type House Suburb Caulfield South

Period - From 1/04/2019 to 30/06/2019 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1) 373 Bambra Road, Caulfield South	\$950,000	17/08/2019
2) 2 Olinda Street, Caulfield South	\$935,000	21/09/2019
3) 10 Olive Street, Caulfield South	\$932,000	24/08/2019

This Statement of Information was prepared on: 23/09/2019