

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 48 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)

Single price - or range between \$1,550,000 & \$1,705,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,550,000 *House ☒ *Unit ☐ Suburb Caulfield South

Period - From 01/01/2018 to 31/03/2018 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
95 Carlingford Street, CAULFIELD SOUTH 3162	\$1,805,000	25/04/2018
5 Banksia Road, CAULFIELD SOUTH 3162	\$1,800,000	24/04/2018
27 Bokhara Road, CAULFIELD SOUTH 3162	\$1,778,000	29/04/2018

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~