

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18B Albert Street, CAULFIELD NORTH 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$2,850,000**

### Median sale price

Median **House** for **CAULFIELD NORTH** for period **Feb 2017 - Jul 2017**

Sourced from **PropertyData**.

**\$1,423,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5b Edith Street,** Price **\$2,250,000** Sold 01 March 2017  
Caulfield North 3161

**25 Sebastopol Street,** Price **\$2,005,000** Sold 25 June 2017  
Caulfield North 3161

**35 Park Street,** Price **\$2,100,000** Sold 09 April 2017  
Elsternwick 3185

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PropertyData.

House



4 beds



3 baths



2 parking

### Contact agents

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