



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

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.

21 Northcote Ave, Price **\$2,260,000** Sold 09 September 2017
Caulfield North 3161

6 Khartoum Street, Price **\$2,600,000** Sold 27 August 2017
Caulfield North 3161

17 Milburn Grove, Price **\$2,850,000** Sold 17 September 2017
St Kilda East 3183

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.

Contact agents

 **Leonard Persichetti**
Greg Hocking

03 9532 7399
0417319 900

lpersichetti@greghocking.com.au

GREG HOCKING
PERSICHETTI

Greg Hocking Persichetti

222 Glen Huntly Road,
Elsternwick VIC 3185