Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2 Almond Street, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000	&	\$2,100,000
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Median sale price

Median price	\$1,845,000	Pro	perty Type	House		Suburb	Caulfield South
Period - From	01/01/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	7 Kambea Gr CAULFIELD NORTH 3161	\$2,200,000	05/11/2023
2	41 Fitzgibbon Cr CAULFIELD NORTH 3161	\$2,080,000	20/10/2023
3	222 Glen Eira Rd ELSTERNWICK 3185	\$2,015,000	13/12/2023

OR

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

This Statement of Information was prepared on:	07/03/2024 12:32



WHITEFOX

Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

Indicative Selling Price \$1,950,000 - \$2,100,000 **Median House Price** Year ending December 2023: \$1,845,000





Property Type: House **Agent Comments**

Comparable Properties



7 Kambea Gr CAULFIELD NORTH 3161

(REI/VG)



Price: \$2,200,000 Method: Private Sale Date: 05/11/2023 Property Type: House Land Size: 644 sqm approx **Agent Comments**



41 Fitzgibbon Cr CAULFIELD NORTH 3161

(REI/VG)





Price: \$2.080.000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: House (Res) Land Size: 530 sqm approx

Agent Comments



222 Glen Eira Rd ELSTERNWICK 3185

(REI/VG)





Price: \$2,015,000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 617 sqm approx **Agent Comments**

Account - Whitefox Real Estate | P: 96459699





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