

# 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  
Including suburb and  
postcode

2 Almond Street, Caulfield South Vic 3162

### Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

### Median sale price

Median price

\$1,845,000

Property 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	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 comparable properties 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

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**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

Year ending December 2023: \$1,845,000



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**7 Kambea Gr CAULFIELD NORTH 3161**  
(REI/VG)

Agent Comments

4 1 3

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 05/11/2023

**Property Type:** House

**Land Size:** 644 sqm approx



**41 Fitzgibbon Cr CAULFIELD NORTH 3161**  
(REI/VG)

Agent Comments

4 2 2

**Price:** \$2,080,000

**Method:** Sold Before Auction

**Date:** 20/10/2023

**Property Type:** House (Res)

**Land Size:** 530 sqm approx



**222 Glen Eira Rd ELSTERNWICK 3185**  
(REI/VG)

Agent Comments

4 2 3

**Price:** \$2,015,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House

**Land Size:** 617 sqm approx