

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 49 Almond Street, Caulfield South, Vic 3162

Indicative selling price

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

Single price \$2,495,000

Median sale price

Median price \$1,810,000 Property type House Suburb Caulfield South

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
59 Bundeera Rd CAULFIELD SOUTH 3162	\$2,650,000	26/02/2023
50 Gardenvale Rd CAULFIELD SOUTH 3162	\$3,000,000	19/02/2023
13 Maxwell Gr CAULFIELD 3162	\$2,690,000	14/12/2022

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: 24/03/2023