

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

38 ALMOND STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,855,500

Property type

House

Suburb

Caulfield South

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

31 ALMOND STREET CAULFIELD SOUTH VIC 3162	\$1,880,000	21-Aug-22
171A SYCAMORE STREET CAULFIELD SOUTH VIC 3162	\$1,800,000	22-Apr-22
15 IMPERIAL AVENUE CAULFIELD SOUTH VIC 3162	\$1,845,000	05-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 08 November 2022

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31 ALMOND STREET CAULFIELD SOUTH VIC 3162

3 2 1

Sold Price ^{RS} **\$1,880,000** ^{UN} Sold Date **21-Aug-22**

Distance **0.07km**



171A SYCAMORE STREET CAULFIELD SOUTH VIC 3162

4 2 2

Sold Price **\$1,800,000** Sold Date **22-Apr-22**

Distance **0.14km**



15 IMPERIAL AVENUE CAULFIELD SOUTH VIC 3162

3 2 2

Sold Price **\$1,845,000** Sold Date **05-Jun-22**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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