

# 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 Grimwade Court, Caulfield North Vic 3161

### Indicative selling price

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

Single price

\$2,500,000

### Median sale price

Median price

\$2,465,000

Property Type

House

Suburb

Caulfield North

Period - From

01/07/2023

to

30/06/2024

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	17 Kambea Gr CAULFIELD NORTH 3161	\$2,026,000	18/08/2024
2	36 Horne St ELSTERNWICK 3185	\$2,300,000	17/08/2024
3	4 Albany Ct CAULFIELD NORTH 3161	\$2,180,000	05/05/2024

**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:

02/09/2024 18:06



 3  1  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,500,000

**Median House Price**

Year ending June 2024: \$2,465,000

## Comparable Properties



**17 Kambea Gr CAULFIELD NORTH 3161 (REI)** Agent Comments

 4  1  3

**Price:** \$2,026,000

**Method:** Auction Sale

**Date:** 18/08/2024

**Property Type:** House (Res)

**Land Size:** 609 sqm approx



**36 Horne St ELSTERNWICK 3185 (REI)** Agent Comments

 4  2  2

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** House (Res)

**Land Size:** 630 sqm approx



**4 Albany Ct CAULFIELD NORTH 3161 (REI/VG)** Agent Comments

 4  2  2

**Price:** \$2,180,000

**Method:** Auction Sale

**Date:** 05/05/2024

**Property Type:** House (Res)

**Land Size:** 641 sqm approx

**Account** - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000