

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,480,000 Property Type House Suburb Caulfield North

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	6 Cantala Av CAULFIELD NORTH 3161	\$2,585,000	10/10/2023
2	405 Glen Eira Rd CAULFIELD NORTH 3161	\$2,300,000	29/10/2023
3	7 Kambea Gr CAULFIELD NORTH 3161	\$2,200,000	05/11/2023

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: 22/03/2024 11:59



3 1 2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending December 2023: \$2,480,000

Comparable Properties



6 Cantala Av CAULFIELD NORTH 3161
(REI/VG)

Agent Comments

4 2 3

Price: \$2,585,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 752 sqm approx

405 Glen Eira Rd CAULFIELD NORTH 3161
(REI)

Agent Comments

3 1 3

Price: \$2,300,000

Method: Auction Sale

Date: 29/10/2023

Property Type: House (Res)

Land Size: 884 sqm approx



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

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



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