

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 3 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)

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,642,500 Property type House Suburb Caulfield South

Period - From 01/04/2023 to 30/06/2023 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. 894-896 Glen Huntly Rd, Caulfield South 3162	\$1,425,000	02/08/2023
2. 17a Snowdon Avenue, Caulfield 3162	\$1,375,000	05/08/2023
3. 4 Raymond Grove, Caulfield 31626	\$1,370,000	08/09/2023

This Statement of Information was prepared on: Wednesday 13/09/23 4:50pm