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	61 Almond Street, Caulfield South Vic 3162

Indicative selling price

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

Range between $1,725,000 & $1,775,000

Median sale price

Median price $1,595,000 Property Type Townhouse Suburb Caulfield South

Period - From 27/08/2023 to 26/08/2024 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	18a Feodore St CAULFIELD SOUTH 3162	$1,925,000	13/06/2024
2	27a Briggs St CAULFIELD 3162	$1,887,000	01/04/2024
3	18b Feodore St CAULFIELD SOUTH 3162	$1,912,500	27/03/2024

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: 27/08/2024 11:07



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,725,000 - $1,775,000
Median Townhouse Price
27/08/2023 - 26/08/2024: $1,595,000

Comparable Properties



18a Feodore St CAULFIELD SOUTH 3162 (REI)

4 2 2

Agent Comments

Price: $1,925,000
Method: Sold Before Auction
Date: 13/06/2024
Property Type: Townhouse (Res)
Land Size: 292 sqm approx



27a Briggs St CAULFIELD 3162 (REI/VG)

4 3 2

Agent Comments

Price: $1,887,000
Method: Private Sale
Date: 01/04/2024
Property Type: Townhouse (Res)
Land Size: 253 sqm approx



18b Feodore St CAULFIELD SOUTH 3162 (REI)

4 2 2

Agent Comments

Price: $1,912,500
Method: Auction Sale
Date: 27/03/2024
Property Type: Townhouse (Res)
Land Size: 292 sqm approx

Account - Buxton | P: 03 9563 9933

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