Statement of Information

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	1/57 Almond Street, Caulfield South

Indicative selling price

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

Single price	$	or range between	$1,000,000	&	$1,100,000

Median sale price

Median price	$1,023,000	Property type	Unit	Suburb	Caulfield South
Period - From	01/07/2023	to	30/06/2024	Source	REIV

Comparable property sales

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 5/1-3 Pearce St, Caulfield South	$1,130,000	20/09/2024
2 1/203 Booran Road, Caulfield South	$1,110,000	14/05/2024
3 3/4 Marara Road, Caulfield South	$1,090,000	30/06/2024

This Statement of Information was prepared on: 30/09/2024