

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

104/179 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Caulfield South

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	202/2a Royal Pde CAULFIELD SOUTH 3162	\$596,000	20/12/2023
2	206/25 Rothschild St GLEN HUNTLY 3163	\$595,000	26/10/2023
3	104/426 Hawthorn Rd CAULFIELD SOUTH 3162	\$562,000	16/12/2023

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:

03/04/2024 12:02



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending December 2023: \$825,000

Comparable Properties



202/2a Royal Pde CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment



206/25 Rothschild St GLEN HUNTLY 3163
(REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 26/10/2023
Property Type: Unit



104/426 Hawthorn Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments



Price: \$562,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

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



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