## 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

175 Bambra Road, Caulfield Vic 3162

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting		
Range betweer	\$1,580,000		&		\$1,738,000			
Median sale p	rice							
Median price	\$1,658,000	Pro	operty Type	Hou	se		Suburb	Caulfield
Period - From	25/04/2019	to	24/04/2020	)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Newstead St CAULFIELD 3162	\$1,725,000	24/11/2019
2	34 Moore St CAULFIELD SOUTH 3162	\$1,720,000	20/12/2019
3	9 Eric St BRIGHTON EAST 3187	\$1,700,000	11/03/2020

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:

25/04/2020 07:23









Property Type: House (Res) Land Size: 679 sqm approx Agent Comments

**Indicative Selling Price** \$1,580,000 - \$1,738,000 Median House Price 25/04/2019 - 24/04/2020: \$1,658,000

# **Comparable Properties**



3 1 Price: \$1,725,000

6 Newstead St CAULFIELD 3162 (REI/VG)

Method: Auction Sale Date: 24/11/2019 Rooms: 5 Property Type: House (Res) Land Size: 683 sqm approx

34 Moore St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments





Price: \$1,720,000 Method: Sold Before Auction Date: 20/12/2019 Rooms: 6 Property Type: House Land Size: 633 sqm approx



9 Eric St BRIGHTON EAST 3187 (REI)



Agent Comments

Agent Comments

Price: \$1,700.000 Method: Private Sale Date: 11/03/2020 Property Type: House Land Size: 649 sqm approx

#### Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.