

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 consumer.vic.gov.au/underquoting

Range between \$1,580,000 & \$1,738,000

Median sale price

Median price \$1,658,000 Property Type House Suburb Caulfield

Period - From 25/04/2019 to 24/04/2020 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	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:

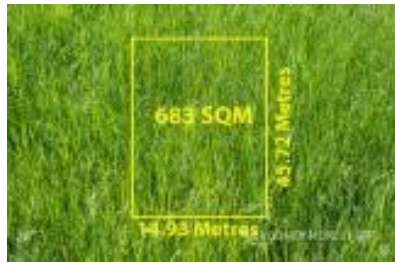
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Property Type: House (Res)
Land Size: 679 sqm approx
 Agent Comments

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

Comparable Properties



6 Newstead St CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$1,725,000
Method: Auction Sale
Date: 24/11/2019
Rooms: 5
Property Type: House (Res)
Land Size: 683 sqm approx

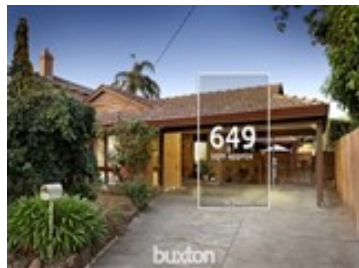


34 Moore St CAULFIELD SOUTH 3162 (REI/VG)

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



Price: \$1,700,000
Method: Private Sale
Date: 11/03/2020
Property Type: House
Land Size: 649 sqm approx