

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

# **Property offered for sale**

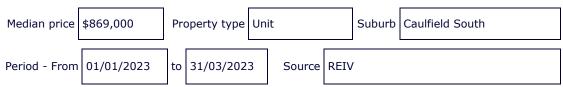
101/183-187 Booran Road Caulfield South VIC 3162

## **Indicative selling price**

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

Single price \$ or range between \$550,000 & \$605,000

### Median sale price



## **Comparable property sales**

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
11/147 Neerim Road Glen Huntly 3163	\$639,000	06/05/2023
2/200 Booran Road Ormond 3204	\$615,000	24/05/2023
4/687 Glen Huntly Road Caulfield 3162	\$610,000	23/05/2023

This Statement of Information was prepared on: 13/07/2023