

#### 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	14 Bundeera Road, Caulfield South Vic 3162
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,605,000	Hou	use X	Unit		Suburb	Caulfield South
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	47 Ludbrook Av CAULFIELD SOUTH 3162	\$1,690,000	06/05/2017
2	100 Bambra Rd CAULFIELD 3162	\$1,651,000	26/03/2017
3	318 Bambra Rd CAULFIELD SOUTH 3162	\$1,635,000	15/05/2017

#### 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.





Generated: 17/08/2017 10:13

## hockingstuart









Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 684 sqm approx

Agent Comments

**Indicative Selling Price** \$1,600,000 - \$1,700,000 **Median House Price** June guarter 2017: \$1,605,000

### Comparable Properties



47 Ludbrook Av CAULFIELD SOUTH 3162

(REI)









Price: \$1.690.000 Method: Auction Sale Date: 06/05/2017

Rooms: 6

Property Type: House (Res) Land Size: 687 sqm approx Agent Comments



100 Bambra Rd CAULFIELD 3162 (REI/VG)









Price: \$1,651,000 Method: Auction Sale Date: 26/03/2017

Rooms: 6

Property Type: House (Res) Land Size: 646 sqm approx

**Agent Comments** 



318 Bambra Rd CAULFIELD SOUTH 3162 (VG) Agent Comments







Price: \$1,635,000 Method: Sale Date: 15/05/2017

Rooms: -

Property Type: House (Res) Land Size: 624 sqm approx

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





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.

Generated: 17/08/2017 10:13