

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 373 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$1,440,000 House X Unit Suburb Caulfield South

Period - From 01/04/2019 to 30/06/2019 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	319 Bambra Rd CAULFIELD SOUTH 3162	\$892,500	12/02/2019
2	3 Narrawong Cr CAULFIELD SOUTH 3162	\$857,500	02/03/2019
3	274 Bambra Rd CAULFIELD SOUTH 3162	\$850,000	20/02/2019

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.

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

June quarter 2019: \$1,440,000



2 1 1

Property Type: House
-Semi-detached

Comparable Properties



319 Bambra Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

Larger land

2 1 2

Price: \$892,500

Method: Sold Before Auction

Date: 12/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 370 sqm approx



3 Narrawong Cr CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

Larger land

2 1 2

Price: \$857,500

Method: Auction Sale

Date: 02/03/2019

Rooms: 4

Property Type: House - Semi-detached

Land Size: 327 sqm approx



274 Bambra Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

Larger land

2 2 2

Price: \$850,000

Method: Sold Before Auction

Date: 20/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 402 sqm approx