

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	373 Bambra 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 \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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Median sale price

Median price	\$1,440,000	Hou	ise X	Unit		Sul	burb	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

OR

3

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.

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

274 Bambra Rd CAULFIELD SOUTH 3162





\$850,000

20/02/2019

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hockingstuart

Indicative Selling Price \$750,000 - \$820,000 Median House Price June quarter 2019: \$1,440,000





Property Type: House -Semi-detached

Comparable Properties



319 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

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Price: \$892,500

Method: Sold Before Auction

Date: 12/02/2019

Rooms: -

Property Type: House (Res) Land Size: 370 sqm approx

Agent Comments

Larger land



3 Narrawong Cr CAULFIELD SOUTH 3162 (REI/VG)

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4 2





Price: \$857,500 Method: Auction Sale Date: 02/03/2019

Rooms: 4
Property Type: House - Semi-detached

Land Size: 327 sqm approx

Agent Comments

Larger land



274 Bambra Rd CAULFIELD SOUTH 3162

(REI/VG)

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6 2

Agent Comments

Larger land

Price: \$850,000

Method: Sold Before Auction

Date: 20/02/2019

Rooms: -

Property Type: House (Res) **Land Size:** 402 sqm approx

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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.

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