

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

334A Bambra Road Caulfield South VIC 3162

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&amp;

\$1,250,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,495,000

\*House

X

\*Unit

Suburb

Caulfield South

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

## 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 6 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

369 North Road Caulfield South VIC 3162	\$1,145,000	11-Apr-19
26 Louise Street Brighton East VIC 3187	\$1,250,000	21-Jan-19
6 Mercury Street Caulfield South VIC 3162	\$1,250,000	06-Apr-19

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 6 months.~~

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Greg Brydon

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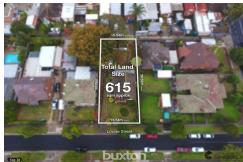
E greg.brydon@obrienrealestate.com.au



**369 North Road Caulfield South VIC 3162** Sold Price <sup>RS</sup> **\$1,145,000** Sold Date **11-Apr-19**

 4  3  2

Distance **0.38km**



**26 Louise Street Brighton East VIC 3187** Sold Price **\$1,250,000** Sold Date **21-Jan-19**

 3  1  3

Distance **0.67km**



**6 Mercury Street Caulfield South VIC 3162** Sold Price Sold Date **06-Apr-19**

 4  2  2

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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