

# 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 215 Bambra Road Caulfield South 3162

## Indicative selling price

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

range between \$1,100,000 & \$1,210,000

## Median sale price

\$ 1,902,000 Property type House Suburb Caulfield South  
Period - From 01/06/2021 to 30/09/2021 Source REIV

## 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
1a Booran Road Caulfield 3162	\$1,230,000	22/06/2021
812 Glen Huntly Road Caulfield South 3162	\$1,220,000	04/07/2021
28 Elizabeth Street Brighton East 3187	\$1,200,000	23/09/2021

This Statement of Information was prepared on: 25/10/2021