

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 132a Bamba Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$2,800,000 & \$2,950,000

Median sale price

Median price \$1,941,000 Property type House Suburb Caulfield

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
4a Anderson St CAULFIELD 3162	\$3,110,000	24/04/2024
19b Wanda Rd CAULFIELD NORTH 3161	\$3,100,000	20/03/2024

This Statement of Information was prepared on: 30/05/2024