

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

307 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$1,390,000

Median sale price

Median price

\$1,780,000

Property Type

House

Suburb

Caulfield South

Period - From

01/07/2022

to

30/09/2022

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	10 Macgowan Av GLEN HUNTLY 3163	\$1,421,000	01/08/2022
2	27 Bambra Rd CAULFIELD NORTH 3161	\$1,400,000	04/08/2022
3	37a Bealiba Rd CAULFIELD SOUTH 3162	\$1,360,000	27/10/2022

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.~~

This Statement of Information was prepared on:

28/11/2022 09:47

307 Bambra Road, Caulfield South Vic 3162

Todd Newton
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Indicative Selling Price

\$1,390,000

Median House Price

September quarter 2022: \$1,780,000



3 2 3

Property Type: House

Land Size: 460 sqm approx

Agent Comments

Comparable Properties



10 Macgowan Av GLEN HUNTLY 3163 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,421,000

Method: Private Sale

Date: 01/08/2022

Property Type: Unit

Land Size: 230 sqm approx



27 Bambra Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 04/08/2022

Property Type: House (Res)



37a Bealiba Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3 2 4

Price: \$1,360,000

Method: Private Sale

Date: 27/10/2022

Property Type: Villa

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018