

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

105/179 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$825,000

Property Type Unit

Suburb Caulfield South

Period - From 01/01/2023

to

31/12/2023

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	108/10 Station Av MCKINNON 3204	\$920,000	06/02/2024
2	104/21 Rothschild St GLEN HUNTLY 3163	\$825,000	13/03/2024
3	101/66 Bent St MCKINNON 3204	\$810,000	04/03/2024

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:

03/04/2024 11:59



Property Type:
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending December 2023: \$825,000

Comparable Properties



108/10 Station Av MCKINNON 3204 (REI)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



104/21 Rothschild St GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$825,000

Method: Sold Before Auction

Date: 13/03/2024

Property Type: Apartment



101/66 Bent St MCKINNON 3204 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000