

# 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

31a Bambra Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,590,000

&

\$1,749,000

### Median sale price

Median price \$2,416,000

Property Type House

Suburb Caulfield North

Period - From 01/01/2021

to 31/12/2021

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	1/15 Fitzgibbon Cr CAULFIELD NORTH 3161	\$1,700,000	06/10/2021
2	1/11 Glencoe St CAULFIELD NORTH 3161	\$1,670,000	06/03/2022
3	2/16 Beaver St MALVERN EAST 3145	\$1,660,000	20/11/2021

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:

26/03/2022 14:40



3   2   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,590,000 - \$1,749,000

**Median House Price**

Year ending December 2021: \$2,416,000

## Comparable Properties



**1/15 Fitzgibbon Cr CAULFIELD NORTH 3161 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,700,000

**Method:** Sale

**Date:** 06/10/2021

**Property Type:** Flat/Unit/Apartment (Res)



**1/11 Glencoe St CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,670,000

**Method:** Auction Sale

**Date:** 06/03/2022

**Property Type:** Townhouse (Res)



**2/16 Beaver St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** Townhouse (Res)