# 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

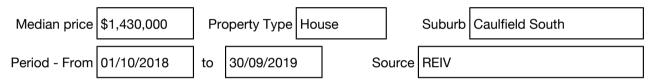
203 Bambra Road, Caulfield South Vic 3162

### Indicative selling price

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Single price \$1,720,000

#### Median sale price



### 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.

Add	dress of comparable property	Price	Date of sale
1	43b Hoddle St ELSTERNWICK 3185	\$2,000,000	18/09/2019
2	52a Bundeera Rd CAULFIELD SOUTH 3162	\$1,750,000	08/08/2019
3	4b Lord St CAULFIELD EAST 3145	\$1,710,000	28/06/2019

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:

21/11/2019 14:43

