

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

3/209 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,024,500

Property Type

Unit

Suburb

Caulfield South

Period - From

15/04/2023

to

14/04/2024

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	4/17 Gardenvale Rd CAULFIELD SOUTH 3162	\$1,160,000	23/12/2023
2	1/27 Bent St CAULFIELD SOUTH 3162	\$1,285,000	29/11/2023
3	1/38 Bokhara Rd CAULFIELD SOUTH 3162	\$1,205,000	27/03/2024

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:

15/04/2024 20:34



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Unit Price
15/04/2023 - 14/04/2024: \$1,024,500

Comparable Properties

4/17 Gardenvale Rd CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,160,000
Method:
Date: 23/12/2023
Property Type: Unit

1/27 Bent St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,285,000
Method:
Date: 29/11/2023
Property Type: Unit



1/38 Bokhara Rd CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 27/03/2024
Property Type: Townhouse (Res)