

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

276 Bambra Road, Caulfield South Vic 3162

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,440,000 House X Unit Suburb Caulfield South

Period - From 01/04/2019 to 30/06/2019 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	591a North Rd ORMOND 3204	\$1,050,000	06/12/2018
2	23 Teak St CAULFIELD SOUTH 3162	\$1,010,000	10/02/2019
3	387 Hawthorn Rd CAULFIELD SOUTH 3162	\$925,000	04/04/2019

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.



3 2 2

Property Type: House
(Semi-detached)

Land Size: 402 sqm approx

Comparable Properties



591a North Rd ORMOND 3204 (REI/VG)

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 06/12/2018

Rooms: -

Property Type: House

Land Size: 320 sqm approx



23 Teak St CAULFIELD SOUTH 3162 (REI/VG)

3 1 -

Price: \$1,010,000

Method: Auction Sale

Date: 10/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 303 sqm approx



387 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

3 1 2

Price: \$925,000

Method: Private Sale

Date: 04/04/2019

Rooms: 5

Property Type: House - Semi-detached

Land Size: 288 sqm approx