

Todd Newton
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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 selli	ng pric	е								
For the meaning of	of this p	rice see	cons	sumer.vic.gov.au	ı/unde	erquoting				
Range between \$900,		,000		&		\$990,000				
Median sale price										
Median price	\$1,440,0	000	Hou	ise X	Unit			Suburb	Caulfield South	
Period - From (01/04/20	019	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.

Add	dress 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.

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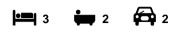
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Indicative Selling Price \$900,000 - \$990,000 Median House Price June guarter 2019: \$1,440,000





Property Type: House (Semi-detached)

Land Size: 402 sqm approx

Comparable Properties



591a North Rd ORMOND 3204 (REI/VG)

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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)

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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)

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1

Price: \$925,000 **Method:** Private Sale **Date:** 04/04/2019

Rooms: 5

Property Type: House - Semi-detached

Land Size: 288 sqm approx

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