

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 147B Bambra Road Caulfield 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,700,000 & \$1,800,000

Median sale price

Median price Property type Townhouse Suburb Caulfield
Period - From 01/01/2022 to 31/03/2022 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 13A Emma Street Caulfield South 3162 | \$1,770,000 | 02/04/2022 |
| 2 2/58 Snowdon Avenue Caulfield 3162 | \$1,800,000 | 05/04/2022 |
| 3 2 Maryland Street Caulfield South 3162 | \$1,795,000 | 10/03/2022 |

This Statement of Information was prepared on: 12/05/2022