

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

5/15 Booran Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$750,000

&

\$810,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Caulfield

Period - From 01/10/2020

to 31/12/2020

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	5/9 Cosy Gum Rd CARNEGIE 3163	\$824,000	19/12/2020
2	2/15 Garden Av GLEN HUNTLY 3163	\$815,000	12/12/2020
3	1/219 Grange Rd GLEN HUNTLY 3163	\$755,500	19/12/2020

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:

28/01/2021 10:16

5/15 Booran Road, Caulfield Vic 3162



2 0 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

December quarter 2020: \$860,000

there are not many direct comparables

Comparable Properties



5/9 Cosy Gum Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$824,000

Method: Private Sale

Date: 19/12/2020

Rooms: 4

Property Type: Unit



2/15 Garden Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$815,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Unit

Land Size: 195 sqm approx



1/219 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$755,500

Method: Auction Sale

Date: 19/12/2020

Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.