

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

1/241 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,015,500

Property Type Unit

Suburb Caulfield South

Period - From 01/01/2020

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	2/21 Newman Av CARNEGIE 3163	\$1,157,000	06/12/2020
2	2/33 Mimosa Rd CARNEGIE 3163	\$1,055,000	28/11/2020
3			

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:

10/02/2021 09:00



3 2 1

Property Type: Unit
Land Size: 274 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
Year ending December 2020: \$1,015,500

Comparable Properties



2/21 Newman Av CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,157,000
Method: Auction Sale
Date: 06/12/2020
Property Type: Villa
Land Size: 418 sqm approx



2/33 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

3 2 2

Price: \$1,055,000
Method: Auction Sale
Date: 28/11/2020
Property Type: Unit

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.