

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

55b Bundeera Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$2,575,000

Median sale price

Median price \$1,765,000

Property type House

Suburb Caulfield South

Period - From 01/07/2022

to 30/06/2023

Source REIV

Comparable property sales

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
55A Bundeera Rd CAULFIELD SOUTH 3162	\$2,630,000	20/08/2023
34b Beech St CAULFIELD SOUTH 3162	\$2,426,000	13/05/2023
27a MacGowan Av GLEN HUNTLY 3163	\$2,250,000	26/07/2023

This Statement of Information was prepared on: 19/10/2023