

# 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 52b Bundeera Road, Caulfield South VIC 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,699,500

## Median sale price

Median price \$1,440,000

Property type Townhouse

Suburb Caulfield South

Period - From 01/04/2019

to 30/06/2019

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
4b Lord Street, Caulfield East VIC 3145	\$1,710,000	28/06/2019
167a Thomas Street, Brighton East VIC 3187	\$1,680,000	14/06/2019
52a Bundeera Road, Caulfield South VIC 3162	\$1,750,000	09/08/2019

This Statement of Information was prepared on: 16/08/2019