# 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

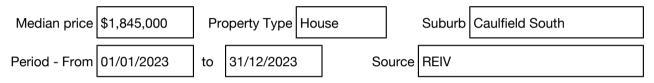
7 Bambra Road, Caulfield South Vic 3162

#### Indicative selling price

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

Single price \$3,050,000

#### Median sale price



#### 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                              | 22 Fosbery Av CAULFIELD NORTH 3161 | \$2,986,000 | 15/10/2023   |
| 2                              | 9 Chloris Cr CAULFIELD 3162        | \$2,950,000 | 10/12/2023   |
| 3                              | 10 Glencoe St CAULFIELD NORTH 3161 | \$2,900,000 | 14/03/2024   |

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:

25/03/2024 09:36

