

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 167 Booran Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,721,750 Property type House Suburb Caulfield South

Period - From 01/10/2023 to 31/12/2023 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
377 North Rd CAULFIELD SOUTH 3162	\$1,812,500	17/03/2024
30 Newham Gr ORMOND 3204	\$1,805,000	15/12/2023
16 Wimmera St ORMOND 3204	\$1,805,000	24/02/2024

This Statement of Information was prepared on: 04/04/2024