

# 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 296 & 298 Bamba 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 \$1,895,000

## Median sale price

Median price \$1,838,000

Property type House

Suburb Caulfield South

Period – From 01/10/2021

to 30/09/2022

Source REIV

## Comparable property sales

**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 |
|--|-------------|--------------|
| 10 Emma Street, Caulfield South VIC 3162     | \$1,855,000 | 23/10/2022   |
| 732 Hawthorn Road, Brighton East VIC 3187    | \$1,890,000 | 10/09/2022   |
| 353 Glen Eira Road, Caulfield North VIC 3162 | \$1,750,000 | 07/10/2022   |

This Statement of Information was prepared on: 06/11/2022