### 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

363b Bambra Road, Caulfield South Vic 3162

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale pr	rice							
Median price	\$1,230,000	Pro	operty Type	Unit			Suburb	Caulfield South
Period - From	01/10/2021	to	31/12/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	216b Booran Rd ORMOND 3204	\$1,570,000	30/11/2021
2	28a Taylor St BRIGHTON EAST 3187	\$1,550,000	13/12/2021
3			

OR

**B**<sup>\*</sup> 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:

24/01/2022 11:22



# RT Edgar





Rooms: 5 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price December quarter 2021: \$1,230,000

## **Comparable Properties**



216b Booran Rd ORMOND 3204 (REI)



Price: \$1,570,000 Method: Private Sale Date: 30/11/2021 Property Type: Townhouse (Single) Land Size: 328 sqm approx

Agent Comments

28a Taylor St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 13/12/2021 Property Type: Townhouse (Res) Land Size: 315 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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