

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 consumer.vic.gov.au/underquoting

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,230,000

Property Type

Unit

Suburb

Caulfield South

Period - From

01/10/2021

to

31/12/2021

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
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* 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



3 2 2

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)

Agent Comments

4 3 2

Price: \$1,570,000

Method: Private Sale

Date: 30/11/2021

Property Type: Townhouse (Single)

Land Size: 328 sqm approx

28a Taylor St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

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.

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