

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 274 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,425,000 House X Unit Suburb Caulfield South

Period - From 01/10/2018 to 31/12/2018 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	72 Almond St CAULFIELD SOUTH 3162	\$892,000	15/11/2018
2	36 Lygon St CAULFIELD SOUTH 3162	\$855,000	27/10/2018
3	1/29 Lillimur Rd ORMOND 3204	\$808,500	20/11/2018

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.



2 2 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



72 Almond St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 2

Price: \$892,000

Method: Sold After Auction

Date: 15/11/2018

Rooms: -

Property Type: House - Semi-detached

Land Size: 309 sqm approx



36 Lygon St CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 1

Price: \$855,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 364 sqm approx



1/29 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$808,500

Method: Private Sale

Date: 20/11/2018

Rooms: -

Property Type: House