

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	2/134 Bambra Road, Caulfield Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$721,800	Hou	se	Unit	Х	Suburb	Caulfield
Period - From	01/10/2017	to	31/12/2017		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 2/63 Filbert St CAULFIELD SOUTH 3162 \$1,199,000 25/02/2018 2 2/17 Aileen Av CAULFIELD SOUTH 3162 \$1,170,000 25/03/2018 3 3/41 Jupiter St CAULFIELD SOUTH 3162 \$1,165,000 12/11/2017

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.

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889

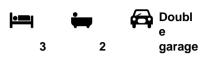




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Rooms: 5

Property Type: Villa residence

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Unit Price** December quarter 2017: \$721,800

Comparable Properties



2/63 Filbert St CAULFIELD SOUTH 3162 (REI)

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Price: \$1,199,000 Method: Auction Sale Date: 25/02/2018

Rooms: 5

Property Type: Unit

Agent Comments



2/17 Aileen Av CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,170,000 Method: Auction Sale Date: 25/03/2018 Rooms: 5

Property Type: Villa

Land Size: 344 sqm approx



3/41 Jupiter St CAULFIELD SOUTH 3162 (REI) Agent Comments

-- 3

Price: \$1,165,000 Method: Auction Sale Date: 12/11/2017 Rooms: 5

Property Type: Unit

Land Size: 270 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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