

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

2/134 Bambra Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$721,800

House

Unit

X

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.



 3
  2
  Double garage

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) Agent Comments

 3
  2
  2

Price: \$1,199,000
Method: Auction Sale
Date: 25/02/2018
Rooms: 5
Property Type: Unit



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

 3
  2
  2

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
  2
  1

Price: \$1,165,000
Method: Auction Sale
Date: 12/11/2017
Rooms: 5
Property Type: Unit
Land Size: 270 sqm approx