

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

3/169-171 Bambra Road, Caulfield VIC 3162

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price	\$767,500	House	Unit	X	Suburb	Caulfield
Period - From	01/01/2019	to	31/03/2019	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Caulfield) estate agent and (Anders Simon) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/41 Snowdon Avenue, Caulfield VIC 3162	\$1,277,000	14/04/2019
2 2A Flowers Street, Caulfield South VIC 3162	\$1,266,000	17/03/2019
3 2/21 Heatherbrae Avenue, Caulfield VIC 3162	\$1,035,000	14/04/2019