

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 19 Bundeera Road, Caulfield South Vic 3162

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,532,500

House

X

Unit

Suburb

Caulfield South

Period - From 01/07/2018

to

30/09/2018

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		
2		
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.



5 2 4

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,650,000

Median House Price
September quarter 2018: \$1,532,500

Comparable Properties



2 Lonsdale St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

5 2 2

Price: \$1,702,000
Method: Auction Sale
Date: 20/10/2018
Rooms: 6
Property Type: House (Res)
Land Size: 601 sqm approx



5 Hawson Av GLEN HUNTLY 3163 (REI) **Agent Comments**

5 2 1

Price: \$1,645,000
Method: Auction Sale
Date: 17/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 744 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.