

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 Booran Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$1,980,000

&

\$2,178,000

Median sale price

Median price

\$1,941,000

Property Type

House

Suburb

Caulfield

Period - From

01/04/2023

to

31/03/2024

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.~~

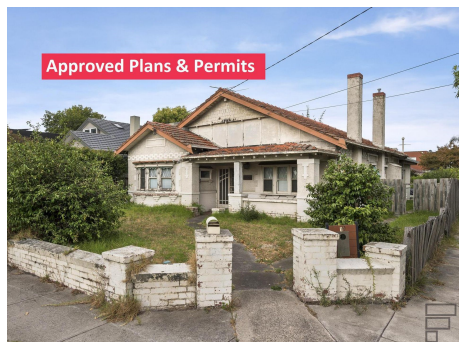
	Address of comparable property	Price	Date of sale
1	167 Booran Rd CAULFIELD SOUTH 3162	\$2,095,000	11/05/2024
2	36 Beech St CAULFIELD SOUTH 3162	\$1,902,000	11/05/2024
3			

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.

This Statement of Information was prepared on:

10/07/2024 12:51



Property Type: House

Land Size: 676 sqm approx

Agent Comments

Comparable Properties



167 Booran Rd CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$2,095,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 603 sqm approx



36 Beech St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,902,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 520 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.