

## 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

1/244 Bambra Road, Caulfield South Vic 3162

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

#### Median sale price

Median price \$840,000 House Unit X Suburb Caulfield South

Period - From 01/01/2019 to 31/03/2019 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	2/1 Bundeera Rd CAULFIELD SOUTH 3162	\$955,000	24/04/2019
2	1/193 Bambra Rd CAULFIELD SOUTH 3162	\$930,000	03/03/2019
3	1/27 Bent St CAULFIELD SOUTH 3162	\$929,000	26/02/2019

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 2.5 2

**Rooms:**6

**Property Type:** Flat

**Land Size:** 264.16 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

March quarter 2019: \$840,000

## Comparable Properties



**2/1 Bundeera Rd CAULFIELD SOUTH 3162 (REI)**

**Agent Comments**

3 2 2

**Price:** \$955,000

**Method:** Private Sale

**Date:** 24/04/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 381 sqm approx



**1/193 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 03/03/2019

**Rooms:** 4

**Property Type:** Unit



**1/27 Bent St CAULFIELD SOUTH 3162 (VG)**

**Agent Comments**

3 - -

**Price:** \$929,000

**Method:** Sale

**Date:** 26/02/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)