

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	1/244 Bambra Road, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

&	\$990,000
	&

Median sale price

Median price	\$840,000	Hou	se	Unit	х		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.

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018





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hockingstuart



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)

Price: \$955,000 Method: Private Sale Date: 24/04/2019

Rooms: 5

Property Type: Unit

Land Size: 381 sqm approx

Agent Comments



1/193 Bambra Rd CAULFIELD SOUTH 3162

(REI/VG)



Price: \$930,000 Method: Auction Sale Date: 03/03/2019 Rooms: 4

Property Type: Unit

Agent Comments



1/27 Bent St CAULFIELD SOUTH 3162 (VG)





Price: \$929,000 Method: Sale Date: 26/02/2019

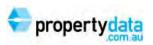
Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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