

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

175b Bambra Road, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,800,000

&

\$1,930,000

Median sale price

Median price \$1,372,750

Property Type Townhouse

Suburb Caulfield

Period - From 25/10/2021

to

24/10/2022

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	173a Bambra Rd CAULFIELD 3162	\$2,090,000	14/08/2022
2	173b Bambra Rd CAULFIELD 3162	\$2,000,000	14/08/2022
3	238 Bambra Rd CAULFIELD SOUTH 3162	\$1,900,000	10/09/2022

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:

25/10/2022 15:54



4 3.5 2

Property Type: Townhouse
Land Size: 337 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,930,000
Median Townhouse Price
25/10/2021 - 24/10/2022: \$1,372,750

Comparable Properties



173a Bambra Rd CAULFIELD 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$2,090,000
Method: Auction Sale
Date: 14/08/2022
Property Type: Townhouse (Res)

173b Bambra Rd CAULFIELD 3162 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 14/08/2022
Property Type: Townhouse (Res)
Land Size: 337 sqm approx



238 Bambra Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

4 3 2

Price: \$1,900,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)