

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

2/228 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$1,190,000

Median sale price

Median price

\$1,055,500

Property Type

Unit

Suburb

Caulfield South

Period - From

01/10/2021

to

30/09/2022

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	2/18 Octavius Av CAULFIELD NORTH 3161	\$1,220,000	07/09/2022
2	1/228 Bambra Rd CAULFIELD SOUTH 3162	\$1,155,000	29/05/2022
3	3/1 Turner Av GLEN HUNTLY 3163	\$1,075,000	06/05/2022

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:

24/10/2022 10:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,190,000
Median Unit Price
Year ending September 2022: \$1,055,500

Comparable Properties



2/18 Octavius Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,220,000
Method: Sold Before Auction
Date: 07/09/2022
Property Type: Unit

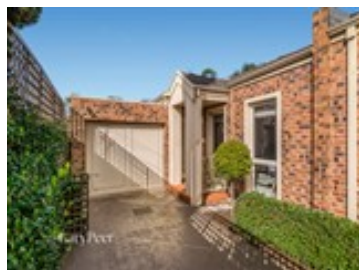


1/228 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,155,000
Method: Auction Sale
Date: 29/05/2022
Rooms: 4
Property Type: Unit



3/1 Turner Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$1,075,000
Method: Sold Before Auction
Date: 06/05/2022
Property Type: Unit

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