

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 104/179 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2024 to 31/12/2024 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	3/687 Glen Huntly Rd CAULFIELD 3162	\$535,826	31/12/2024
2	304/2a Royal Pde CAULFIELD SOUTH 3162	\$550,000	24/10/2024
3	302/2a Royal Pde CAULFIELD SOUTH 3162	\$528,000	21/10/2024

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: 24/02/2025 17:54



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2024: \$880,000

Comparable Properties



3/687 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$535,826
Method: Private Sale
Date: 31/12/2024
Property Type: Apartment



304/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 24/10/2024
Property Type: Apartment
Land Size: 742 sqm approx



302/2a Royal Pde CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$528,000
Method: Private Sale
Date: 21/10/2024
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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