

# 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

3/135 Booran 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 \$610,000 & \$670,000

### Median sale price

Median price \$864,500 Property Type Unit Suburb Caulfield South

Period - From 15/02/2020 to 14/02/2021 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	7/213 Grange Rd GLEN HUNTLY 3163	\$712,000	13/11/2020
2	9/28 Watson Gr GLEN HUNTLY 3163	\$690,000	10/09/2020
3	2/26 Lillimur Rd ORMOND 3204	\$660,000	11/11/2020

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: 15/02/2021 10:09



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$610,000 - \$670,000

**Median Unit Price**

15/02/2020 - 14/02/2021: \$864,500

## Comparable Properties



**7/213 Grange Rd GLEN HUNTLY 3163 (VG)**

**Agent Comments**

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**Price:** \$712,000

**Method:** Sale

**Date:** 13/11/2020

**Property Type:** Strata Unit/Flat

**9/28 Watson Gr GLEN HUNTLY 3163 (VG)**

**Agent Comments**

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**Price:** \$690,000

**Method:** Sale

**Date:** 10/09/2020

**Property Type:** Strata Unit/Flat



**2/26 Lillimur Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$660,000

**Method:** Sold Before Auction

**Date:** 11/11/2020

**Rooms:** 5

**Property Type:** Apartment