## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 201/179 Booran Road, Caulfield South Vic 3162

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$828,000	Pro	operty Type	Unit			Suburb	Caulfield South
Period - From	21/05/2024	to	20/05/2025		So	urce	Propert	y Data

### 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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

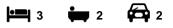
21/05/2025 15:58





Dion Besser 9531 1000





**Property Type:** Apartment Agent Comments

0412 556 443 dion@besserco.com.au Indicative Selling Price \$1,350,000 - \$1,450,000

\$1,350,000 - \$1,450,000 Median Unit Price 21/05/2024 - 20/05/2025: \$828,000

# **Comparable Properties**

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



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