

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/38 Bokhara Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,440,000 Property type Townhouse Suburb Caulfield South

Period - From 15/02/2023 to 14/02/2024 Source REIV

Comparable property sales

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
1/5 Moon St BRIGHTON EAST 3187	\$1,250,000	10/12/2023
1311A Glen Huntly Rd CARNEGIE 3163	\$1,236,000	09/12/2023
126 Wheatley Rd ORMOND 3204	\$1,205,000	25/11/2023

This Statement of Information was prepared on: 15/02/2024