

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 109 Bamba Rd, Caulfield Vic 3162

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,900,000 Property type House Suburb Caulfield

Period - From 01/04/2023 to 30/06/2023 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
216 Hawthorn Rd CAULFIELD NORTH 3161	\$2,150,000	14/04/2023
1 Clarinda St CAULFIELD SOUTH 3162	\$2,100,000	05/08/2023
12 Miriam St CAULFIELD 3162	\$1,941,000	26/08/2023

This Statement of Information was prepared on: 15/09/2023