

# 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

117 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

\$2,400,000

&

\$2,500,000

### Median sale price

Median price

\$1,809,250

Property Type

House

Suburb

Caulfield South

Period - From

01/01/2024

to

31/03/2024

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	17 Eskdale Rd CAULFIELD NORTH 3161	\$2,510,000	17/02/2024
2	39 Northcote Av CAULFIELD NORTH 3161	\$2,500,000	20/02/2024
3	5 Stewart St ORMOND 3204	\$2,411,000	01/06/2024

**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:

11/06/2024 10:23



 4  2  2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 638 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,400,000 - \$2,500,000  
**Median House Price**  
March quarter 2024: \$1,809,250

## Comparable Properties



17 Eskdale Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 3  2  2

**Price:** \$2,510,000  
**Method:** Sold Before Auction  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



39 Northcote Av CAULFIELD NORTH 3161 (REI) **Agent Comments**

 4  3  2

**Price:** \$2,500,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2024  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



5 Stewart St ORMOND 3204 (REI) **Agent Comments**

 4  2  2

**Price:** \$2,411,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)

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