

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

29 BUNDEERA ROAD CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,809,250

Property type

House

Suburb

Caulfield South

Period-from

01 Jan 2024

to

31 Mar 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 6 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

12 LEAMINGTON CRESCENT CAULFIELD EAST VIC 3145	\$1,720,000	17-Mar-24
2A PORTER ROAD CARNEGIE VIC 3163	\$1,805,000	13-Apr-24
53 GARDENVALE ROAD GARDENVALE VIC 3185	\$1,820,000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 30 April 2024



Bernard Mel
P 85325200
M 0448712612
E bernard.mel@belleproperty.com



**12 LEAMINGTON CRESCENT
CAULFIELD EAST VIC 3145**

3 2 1

Sold Price ^{RS} **\$1,720,000** ^{UN} Sold Date **17-Mar-24**

Distance **1.85km**



**2A PORTER ROAD CARNEGIE VIC
3163**

3 2 2

Sold Price ^{RS} **\$1,805,000** Sold Date **13-Apr-24**

Distance **2.35km**



**53 GARDENVALE ROAD
GARDENVALE VIC 3185**

3 2 1

Sold Price ^{RS} **\$1,820,000** Sold Date **16-Mar-24**

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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