

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 3/209-211 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,070,000 Property Type Unit Suburb Caulfield South

Period - From 31/03/2023 to 30/03/2024 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	1/63 Snowdon Av CAULFIELD 3162	\$1,581,000	24/03/2024
2	2/1 Newlyn St CAULFIELD 3162	\$1,408,000	25/02/2024
3	1/12 Hudson St CAULFIELD NORTH 3161	\$1,300,500	20/03/2024

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: 31/03/2024 13:49



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Unit Price
31/03/2023 - 30/03/2024: \$1,070,000

Comparable Properties



1/63 Snowdon Av CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,581,000
Method: Auction Sale
Date: 24/03/2024
Property Type: Unit
Land Size: 386 sqm approx



2/1 Newlyn St CAULFIELD 3162 (REI)

Agent Comments



Price: \$1,408,000
Method: Auction Sale
Date: 25/02/2024
Property Type: Unit



1/12 Hudson St CAULFIELD NORTH 3161 (REI) **Agent Comments**



Price: \$1,300,500
Method: Auction Sale
Date: 20/03/2024
Property Type: Unit

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