

# 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

319 Bambra 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 \$1,575,000 & \$1,675,000

### 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	24 Raynes St CAULFIELD SOUTH 3162	\$1,700,000	25/11/2023
2	36 Olive St CAULFIELD SOUTH 3162	\$1,655,000	23/03/2024
3			

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:

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**Indicative Selling Price**

\$1,575,000 - \$1,675,000

**Median House Price**

March quarter 2024: \$1,809,250



 4  2  2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**24 Raynes St CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 559 sqm approx



**36 Olive St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,655,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

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.

Account - Whitefox Real Estate | P: 96459699



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