

# 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 7 Bambra Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000 & \$3,200,000

### Median sale price

Median price \$2,465,000 Property Type House Suburb Caulfield North

Period - From 22/02/2023 to 21/02/2024 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	3 Rosemont Av CAULFIELD NORTH 3161	\$3,200,000	21/09/2023
2	22 Fosbery Av CAULFIELD NORTH 3161	\$2,986,000	15/10/2023
3	9 Chloris Cr CAULFIELD 3162	\$2,950,000	10/12/2023

**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: 22/02/2024 09:56