

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

3/135 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between \$640,000 & \$704,000

Median sale price

Median price \$840,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2019 to 30/09/2020 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	6/23-25 Warley Rd MALVERN EAST 3145	\$747,500	27/06/2020
2	3/22 Marara Rd CAULFIELD SOUTH 3162	\$735,000	26/05/2020
3	4/24 Holloway St ORMOND 3204	\$691,000	04/07/2020

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:

24/11/2020 14:22



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/23-25 Warley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$747,500

Method: Auction Sale

Date: 27/06/2020

Property Type: Apartment



3/22 Marara Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 26/05/2020

Property Type: Unit



4/24 Holloway St ORMOND 3204 (REI)

Agent Comments



Price: \$691,000

Method: Sold Before Auction

Date: 04/07/2020

Property Type: House (Res)