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	2/159 Booran Road, Caulfield South Vic 3162

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

Median price $1,230,000 Property Type Unit Suburb Caulfield South

Period - From 01/10/2021 to 31/12/2021 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	3/5 Latrobe St CAULFIELD SOUTH 3162	$1,010,000	18/12/2021
2	5/27 Eumeralla Rd CAULFIELD SOUTH 3162	$1,005,000	17/11/2021
3	4/216 Kambrook Rd CAULFIELD 3162	$975,000	19/11/2021

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: 23/02/2022 10:46

2/159 Booran Road, Caulfield South Vic 3162



2 / 3 2 2

Property Type: Townhouse (Single)
Land Size: 135 approx sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median Unit Price
December quarter 2021: $1,230,000

Comparable Properties



3/5 Latrobe St CAULFIELD SOUTH 3162 (REI/VG)

2 1 1

Price: $1,010,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit

Agent Comments



5/27 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)

3 2 1

Price: $1,005,000
Method: Sold Before Auction
Date: 17/11/2021
Property Type: Villa

Agent Comments



4/216 Kambrook Rd CAULFIELD 3162 (REI/VG)

3 1 1

Price: $975,000
Method: Sold Before Auction
Date: 19/11/2021
Rooms: 4
Property Type: Villa

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

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