Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 303 Bambra Road, Caulfield South Vic 3162

Indicative selling price

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

Single Price: $1,320,000

Median sale price

Median price: $1,725,000 Property type: House Suburb: Caulfield South

Period - From: 07/10/2023 to: 06/10/2024 Source: REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 2A St James Pde ELSTERNWICK 3185	$1,310,000	27/07/2024
2. 63 Saturn St CAULFIELD SOUTH 3162	$1,320,000	25/05/2024

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: 07/10/2024