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	53 Bundeera Road, Caulfield South Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between $2,700,000 & $2,900,000

Median sale price

Median price $1,703,500 Property type House Suburb Caulfield South

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
34 Hawson Av GLEN HUNTLY 3163	$2,516,000	24/08/2024
70 Queens Av CAULFIELD EAST 3145	$2,703,000	04/10/2024
22 Takapuna St CAULFIELD SOUTH 3162	$3,106,800	16/10/2024

This Statement of Information was prepared on: 08/11/2024