Gary Peer

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	5/133 Booran 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)

Single price	$269,500

Median sale price

Median price	$705,000	Property type	Unit	Suburb	Caulfield South
Period - From	11/11/2023	to	10/11/2024	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
14/13 Rosedale Av GLEN HUNTLY 3163	$285,000	09/11/2024
8/6 Ormond Rd ORMOND 3204	$270,000	08/09/2024
12/133 Booran Rd CAULFIELD SOUTH 3162	$250,000	22/08/2024

This Statement of Information was prepared on: 12/11/2024