Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	106/187 Booran Road, Caulfield South Vic 3162
postcode	

Indicative selling price

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

Range between \$630,000	&	\$690,000
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Median sale price

Median price \$675,000	Pr	operty Type Un	it		Suburb	Caulfield South
Period - From 01/06/2020	to	31/05/2021	So	urce	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

1	2/147 Sycamore St CAULFIELD SOUTH 3162	\$651,000	13/05/2021
2	3/135 Booran Rd CAULFIELD SOUTH 3162	\$670,000	14/03/2021
3	107/187 Booran Rd CAULFIELD SOUTH 3162	\$635,000	14/01/2021

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:	01/06/2021 15:31



Date of sale



Rochelle Butt 9525 9222 0412 707 033 rochelle@rodneymorley.com.au

Indicative Selling Price \$630,000 - \$690,000 **Median Unit Price** 01/06/2020 - 31/05/2021: \$675,000

Agent Comments

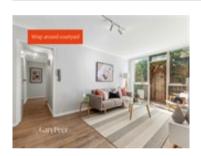
Agent Comments

Agent Comments





Comparable Properties



2/147 Sycamore St CAULFIELD SOUTH 3162

(REI)

Price: \$651,000 Method: Private Sale Date: 13/05/2021

Rooms: 4

Property Type: Apartment



3/135 Booran Rd CAULFIELD SOUTH 3162

(REI/VG)

-3

Price: \$670.000 Method: Auction Sale Date: 14/03/2021

Property Type: Apartment



107/187 Booran Rd CAULFIELD SOUTH 3162

(REI/VG)

Price: \$635,000 Method: Private Sale

Property Type: Apartment

Date: 14/01/2021

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



