

# 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

106/187 Booran Road, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$675,000 Property Type Unit Suburb Caulfield South

Period - From 01/06/2020 to 31/05/2021 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	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

106/187 Booran Road, Caulfield South Vic 3162



Rochelle Butt

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**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

01/06/2020 - 31/05/2021: \$675,000



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/147 Sycamore St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

2 2 1

**Price:** \$651,000

**Method:** Private Sale

**Date:** 13/05/2021

**Rooms:** 4

**Property Type:** Apartment



**3/135 Booran Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 14/03/2021

**Property Type:** Apartment



**107/187 Booran Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$635,000

**Method:** Private Sale

**Date:** 14/01/2021

**Property Type:** Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.