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

Single price $640,000

Median sale price

Median price	$658,000	Property Type	Unit	Suburb	Caulfield South
Period - From	24/09/2020	to	23/09/2021	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	14/1298 Glen Huntly Rd CARNEGIE 3163	$635,000	02/08/2021
2	102/3 Claire St MCKINNON 3204	$630,000	24/08/2021
3	1/9 Ormond Rd ORMOND 3204	$625,000	16/08/2021

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: 24/09/2021 15:06

106/187 Booran Road, Caulfield South Vic 3162

Rochelle Butt
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0412 707 033
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000
Median Unit Price
24/09/2020 - 23/09/2021: $658,000

Comparable Properties

14/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)

2 2 1

Price: $635,000
Method: Sold Before Auction
Date: 02/08/2021
Property Type: Apartment
Land Size: 2577.85 sqm approx

Agent Comments

102/3 Claire St MCKINNON 3204 (REI)

2 2 1

Price: $630,000
Method: Sold Before Auction
Date: 24/08/2021
Property Type: Unit

Agent Comments

1/9 Ormond Rd ORMOND 3204 (REI)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 16/08/2021
Rooms: 3
Property Type: Apartment

Agent Comments

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