

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

2/8 Bealiba 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,750

Property type

Unit

Suburb

Caulfield South

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

4/29 Katandra Road Ormond VIC 3204	\$686,000	15-Jan-20
3/148 Grange Road Carnegie VIC 3163	\$670,000	17-Dec-19
1/10 St Huberts Road Carnegie VIC 3163	\$715,999	14-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 09 June 2020



4/29 Katandra Road Ormond VIC 3204

 2  1  1

Sold Price

\$686,000

Sold Date

15-Jan-20

Distance

1.41km



3/148 Grange Road Carnegie VIC 3163

 2  1  1

Sold Price

\$670,000

Sold Date

17-Dec-19

Distance

1.5km



1/10 St Huberts Road Carnegie VIC 3163

 2  1  1

Sold Price

\$715,999

Sold Date

14-Dec-19

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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