

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale:

Address

APARTMENTS G03-201/179 BOORAN ROAD, CAULFIELD SOUTH VIC 3162

### Indicative selling prices:

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

Unit type or class		Lower price		Higher price
1 BED 1 BATH APARTMENT	Single Price	\$490,000		
2 BED 2 BATH APARTMENTS	Range Between	\$650,000	&	\$715,000
3 BED 2 BATH APARTMENTS	Range Between	\$950,000	&	\$1,045,000
3 BED 3 BATH APARTMENT	Single Price	\$2,650,000		

### Suburb median sale price:

Median price

\$710,000

Property type

UNITS

Suburb

CAULFIELD SOUTH VIC 3162

Period - From

06/06/2021

To

06/06/2022

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
1 BED 1 BATH APARTMENTS	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	202/147 NEERIM ROAD, GLEN HUNTLY VIC 3163	\$715,000	15/02/2022
	10/14 MAROONA ROAD, CARNEGIE VIC 3163	\$685,000	11/02/2022
	4/181 NEERIM ROAD, CARNEGIE VIC 3163	\$707,500	16/03/2022

Unit type or class	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class	Address of comparable unit	Price	Date of sale
3 BED 3 BATH APARTMENTS	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

This Statement of Information was prepared on:

06/06/2022