

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

1/472 Dandenong Road, Caulfield North Vic 3161

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$500,000

Median sale price

Median price \$566,500

House

Unit

X

Suburb

Caulfield North

Period - From 01/01/2019

to

31/03/2019

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	5/70a Alexandra St ST KILDA EAST 3183	\$520,000	22/06/2019
2	G07/132 Balaclava Rd CAULFIELD NORTH 3161	\$515,000	08/03/2019
3	2/6 Lansdowne Rd ST KILDA EAST 3183	\$504,000	23/02/2019

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.



1 1 2

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



5/70a Alexandra St ST KILDA EAST 3183 (REI) Agent Comments

1 1 1

Price: \$520,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Apartment



G07/132 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

1 1 1

Price: \$515,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: Apartment



2/6 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$504,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Apartment