

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	2/374 Dandenong Road, Caulfield North Vic 3161
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$750,000	&	\$825,000
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Median sale price

Median price	\$864,000	House		Unit	X	Suburb	Caulfield North
Period - From	01/04/2019	to	30/06/2019	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	1/46 Orrong Cr CAULFIELD NORTH 3161	\$800,000	14/04/2019
2	5/10 Ardoch Av ST KILDA EAST 3183	\$800,000	03/07/2019
3	8/219-221 Alma Rd ST KILDA EAST 3183	\$772,500	10/04/2019

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.

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

June quarter 2019: \$864,000



2 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/46 Orrong Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 14/04/2019

Rooms: 3

Property Type: Apartment



5/10 Ardoch Av ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Sold Before Auction

Date: 03/07/2019

Rooms: 4

Property Type: Apartment



8/219-221 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 2 2

Price: \$772,500

Method: Private Sale

Date: 10/04/2019

Rooms: -

Property Type: Apartment