

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

202/402 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$737,500

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2021

to

31/12/2021

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.

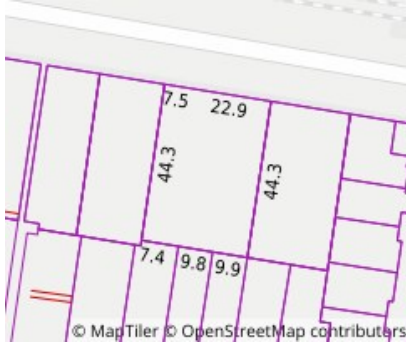
	Address of comparable property	Price	Date of sale
1	8/131 Alma Rd ST KILDA EAST 3183	\$400,000	14/01/2022
2	303/233 Dandenong Rd WINDSOR 3181	\$355,000	15/12/2021
3			

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:

02/02/2022 06:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$385,000

Median Unit Price

December quarter 2021: \$737,500

Comparable Properties



8/131 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 14/01/2022

Property Type: Apartment



303/233 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 15/12/2021

Property Type: Apartment

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.