

# 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

g11/402 Dandenong Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$520,000 & \$570,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Caulfield North

Period - From 01/10/2019 to 31/12/2019 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	2/370 Orrong Rd CAULFIELD NORTH 3161	\$570,000	15/09/2019
2	201/3 Raglan St ST KILDA EAST 3183	\$570,000	26/10/2019
3	107/270 High St PRAHRAN 3181	\$530,000	07/01/2020

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:

03/02/2020 11:41

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**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

December quarter 2019: \$660,000



**Property Type:**

Agent Comments

## Comparable Properties



**2/370 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 15/09/2019

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 864 sqm approx



**201/3 Raglan St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Apartment



**107/270 High St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 07/01/2020

**Property Type:** Apartment