

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

102/402 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$709,650 Property Type Unit Suburb Caulfield North

Period - From 01/10/2019 to 30/09/2020 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	108/160 Hotham St ST KILDA EAST 3183	\$420,000	27/07/2020
2	310/270 High St WINDSOR 3181	\$410,000	22/05/2020
3	204/135 Inkerman St ST KILDA 3182	\$390,000	18/07/2020

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:

22/10/2020 18:17

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Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

Year ending September 2020: \$709,650



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



108/160 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 27/07/2020

Property Type: Apartment



310/270 High St WINDSOR 3181 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 22/05/2020

Property Type: Strata Unit/Flat



204/135 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 18/07/2020

Property Type: Apartment