

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 454 Dandenong Road Caulfield North

## Indicative selling price

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

Single price \$1,549,000

or range between

&

## Median sale price

Median price \$1,810,000

Property type House

Suburb Caulfield North

Period - From 01/07/2020

to 30/09/2020

Source REIV

## Comparable property sales

**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 11 Osment St ARMADALE 3143	\$1,650,000	13/08/2020
2 28 Normanby Av CAULFIELD NORTH 3161	\$1,709,000	15/07/2020
3 7 Pental Rd CAULFIELD NORTH 3161	\$1,675,000	16/06/2020

**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: 21/11/2020