

# 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 8/472 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 \$350,000 & \$385,000

#### Median sale price

Median price \$665,000 House Unit X Suburb Caulfield North

Period - From 01/01/2017 to 31/12/2017 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	4/26 Armadale St ARMADALE 3143	\$415,000	06/11/2017
2	5/472 Dandenong Rd CAULFIELD NORTH 3161	\$390,000	20/12/2017
3	4/597 Orrong Rd ARMADALE 3143	\$380,000	01/12/2017

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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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

Year ending December 2017: \$665,000

## Comparable Properties



**4/26 Armadale St ARMADALE 3143 (REI)**

**Agent Comments**

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**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 06/11/2017  
**Rooms:** 4  
**Property Type:** Apartment



**5/472 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$390,000  
**Method:** Sold Before Auction  
**Date:** 20/12/2017  
**Rooms:** 2  
**Property Type:** Apartment



**4/597 Orrong Rd ARMADALE 3143 (REI)**

**Agent Comments**

1 1 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 01/12/2017  
**Rooms:** 2  
**Property Type:** Apartment