

# 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

105/402 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)

Single price

\$525,000

### 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	8/17 Ellesmere Rd WINDSOR 3181	\$535,000	17/07/2020
2	5/9 Wyuna Rd CAULFIELD NORTH 3161	\$515,000	03/11/2020
3	402/25 Clifton St PRAHRAN 3181	\$500,000	30/07/2020

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:

08/12/2020 12:10

Jason Isaacs

03 8532 5200

0488 700 789

jason.isaacs@belleproperty.com

**Indicative Selling Price**

\$525,000

**Median Unit Price**

Year ending September 2020: \$709,650



2   1   1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**8/17 Ellesmere Rd WINDSOR 3181 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 17/07/2020

**Property Type:** Apartment



**5/9 Wyuna Rd CAULFIELD NORTH 3161 (REI)**

Agent Comments

2   1   1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 03/11/2020

**Property Type:** Apartment



**402/25 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$500,000

**Method:** Sale by Tender

**Date:** 30/07/2020

**Property Type:** Apartment