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	105/402 Dandenong Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$525,000

Median sale price

Median price \$709,650	Property Type U	nit	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

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

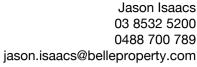
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$525,000 **Median Unit Price** Year ending September 2020: \$709,650





Agent Comments

Comparable Properties



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

Price: \$535,000 Method: Private Sale Date: 17/07/2020

Property Type: Apartment

Agent Comments

Agent Comments



5/9 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Price: \$515,000 Method: Private Sale Date: 03/11/2020

Property Type: Apartment



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

Price: \$500,000

Method: Sale by Tender Date: 30/07/2020

Property Type: Apartment

Agent Comments

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



