

# 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 6/556 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 - or range between \$570,000 & \$625,000

## Median sale price

Median price \$670,000 Property type Apartment Suburb Caulfield North

Period - From 01/10/2022 to 31/12/2022 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
6/15 Armadale St ARMADALE 3143	\$645,000	01/04/2023
7/154 Balaclava Rd CAULFIELD NORTH 3161	\$686,000	19/03/2023
14/17-19 Armadale St ARMADALE 3143	\$680,000	22/02/2023

**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: 10/05/2023