

Andrew Duffy
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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 5/472 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$671,250 House Unit X Suburb Caulfield North

Period - From 01/07/2017 to 30/09/2017 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	2/400 Dandenong Rd CAULFIELD NORTH 3161	\$407,500	02/12/2017
2	20/194 Alma Rd ST KILDA EAST 3183	\$405,000	05/07/2017
3	8/472 Dandenong Rd CAULFIELD NORTH 3161	\$385,000	12/10/2017

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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Indicative Selling Price

\$385,000

Median Unit Price

September quarter 2017: \$671,250



 1  1  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/400 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments
(REI)

 1  1  1

Price: \$407,500

Method: Auction Sale

Date: 02/12/2017

Rooms: 3

Property Type: Apartment



20/194 Alma Rd ST KILDA EAST 3183 (REI) Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 05/07/2017

Rooms: 2

Property Type: Apartment



8/472 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments
(REI)

 1  1  1

Price: \$385,000

Method: Private Sale

Date: 12/10/2017

Rooms: -

Property Type: Apartment