

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	2/400 Dandenong Road, Caulfield North Vic 3161
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Range between \$375,000	&	\$400,000
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Median sale price

Median price	\$671,250	Hou	ı se	Unit	Х	Suburb	Caulfield North
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	8/472 Dandenong Rd CAULFIELD NORTH 3161	\$385,000	12/10/2017
2	3/2 Goathlands St ST KILDA EAST 3183	\$398,500	26/06/2017
3	20/4a Lansdowne Rd ST KILDA EAST 3183	\$420,000	05/09/2017

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.

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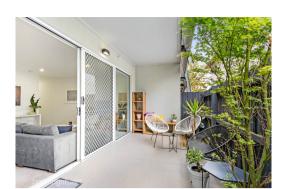


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Indicative Selling Price \$375,000 - \$400,000 **Median Unit Price** September guarter 2017: \$671,250





Property Type: Agent Comments

Comparable Properties



8/472 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments

(REI)

Price: \$385.000 Method: Private Sale Date: 12/10/2017

Rooms: -

Property Type: Apartment



3/2 Goathlands St ST KILDA EAST 3183 (REI)

Price: \$398,500 Method: Private Sale Date: 26/06/2017

Rooms: 2

Property Type: Apartment



20/4a Lansdowne Rd ST KILDA EAST 3183

(REI)

Price: \$420,000 Method: Private Sale Date: 05/09/2017

Rooms: -

Property Type: Apartment

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Agent Comments

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