

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

2/400 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$375,000

&

\$400,000

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

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) Agent Comments



Price: \$398,500

Method: Private Sale

Date: 26/06/2017

Rooms: 2

Property Type: Apartment



20/4a Lansdowne Rd ST KILDA EAST 3183 Agent Comments
(REI)



Price: \$420,000

Method: Private Sale

Date: 05/09/2017

Rooms: -

Property Type: Apartment