

Statement of Information

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	203/500 Dandenong Road Caulfield North, 3161
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Indicative selling price

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

Single price	\$520,000
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Median sale price

Median price	\$685,000	Property Type	UNIT	Suburb	CAUFIELD NORTH
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Period - From	01-Jun-2023	to	31-May-2024	Source	Corelogic
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Comparable property sales

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	21/579 Dandenong Road, Armadale VIC 3143	\$535,000	03-Jun-2024
2	4/228 Alma Road, St Kilda East VIC 3183	\$550,000	29-Apr-2024
3	4/10 Narong Road, Caulfield North VIC 3161	\$503,000	17-Mar-2024

This statement of information was prepared on 27-Aug-2024 at 9:00:18 AM AEST