

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

4/2 Dorgan Street, Caulfield North Vic 3161

Indicative selling price

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

Range between \$640,000 & \$695,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Caulfield North

Period - From 01/04/2021 to 31/03/2022 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	4/4 Celeste Ct ST KILDA EAST 3183	\$672,000	14/05/2022
2	9/78-80 Hawthorn Rd CAULFIELD NORTH 3161	\$666,000	13/02/2022
3	16/8 Westbury St ST KILDA EAST 3183	\$655,000	30/04/2022

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:

30/05/2022 11:10

4/2 Dorgan Street, Caulfield North Vic 3161

Marshall Rushford
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Indicative Selling Price

\$640,000 - \$695,000

Median Unit Price

Year ending March 2022: \$700,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/4 Celeste Ct ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$672,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Apartment



9/78-80 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$666,000

Method: Auction Sale

Date: 13/02/2022

Property Type: Apartment



16/8 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Unit

Land Size: 74 sqm approx

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018