Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

/2 Dorgan Street, Caulfield North Vic 3161
/2

Indicative selling price

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

Median sale price

Median price	\$700,000	Pro	perty Type Ur	it		Suburb	Caulfield North
Period - From	01/04/2021	to	31/03/2022	Sc	urce	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

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



Date of sale



Marshall Rushford 03 8532 5200 0418 396 981 marshall.rushford@belleproperty.com

> Indicative Selling Price \$640,000 - \$695,000 Median Unit Price Year ending March 2022: \$700,000





Property Type: Apartment Agent Comments

Comparable Properties



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

2 2 1

6

Price: \$672,000 Method: Auction Sale Date: 14/05/2022

Property Type: Apartment

Agent Comments



9/78-80 Hawthorn Rd CAULFIELD NORTH 3161 Agent Comments

(REI)

_

Price: \$666,000 Method: Auction Sale Date: 13/02/2022

Property Type: Apartment



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

REI) Agent Comments

=|2 🛊

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

1 4

Price: \$655,000 Method: Auction Sale Date: 30/04/2022 Property Type: Unit Land Size: 74 sqm approx

♦ DEIV



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.