

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

205/500 DANDENONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$360,000.00

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

14/27 ST GEORGES ROAD ARMADALE VIC 3143	\$331,000	27-May-24
9/11 JOHNSTONE STREET MALVERN VIC 3144	\$347,000	01-Jun-24
203/523 DANDENONG ROAD ARMADALE VIC 3143	\$400,000	06-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 01 August 2024



**14/27 ST GEORGES ROAD
ARMADALE VIC 3143**

1 1 1

Sold Price

^{RS}

\$331,000

Sold Date **27-May-24**

Distance **0.52km**



**9/11 JOHNSTONE STREET
MALVERN VIC 3144**

1 1 1

Sold Price

^{RS}

\$347,000

Sold Date **01-Jun-24**

Distance **1.06km**



**203/523 DANDENONG ROAD
ARMADALE VIC 3143**

1 1 1

Sold Price

\$400,000

Sold Date **06-Apr-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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