

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 1/386 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 N/A or range between \$800,000 & \$880,000

Median sale price

Median price \$696,000 Property type UNIT Suburb CAULFIELD NORTH

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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. 8/26 Valentine Gr, ARMADALE 3143	\$930,000	09/06/2022
2. 2/635 Inkerman Rd, CAULFIELD NORTH 3161	\$962,500	11/04/2022
3. 3/314 Orrong Rd, CAULFIELD NORTH 3161	\$880,000	25/05/2022

This Statement of Information was prepared on: Thursday 15th September 2022