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

Address	4/472 Dandenong Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

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

Single price \$429,000

Median sale price

Median price	\$737,500	Pro	perty Type	Unit		Suburb	Caulfield North
Period - From	01/10/2021	to	31/12/2021		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

1	2/132 Balaclava Rd CAULFIELD NORTH 3161	\$450,000	28/10/2021
2	107/82 Hotham St ST KILDA EAST 3183	\$440,000	08/11/2021
3	4/19 Gourlay St BALACLAVA 3183	\$420,000	17/11/2021

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:	15/03/2022 09:13



Date of sale





Indicative Selling Price \$429,000 Median Unit Price

December quarter 2021: \$737,500

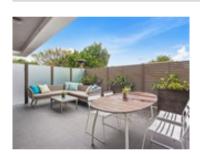




Property Type: Apartment **Land Size:** 56sqm sqm approx

Agent Comments

Comparable Properties



2/132 Balaclava Rd CAULFIELD NORTH 3161

(REI/VG)

1

1



Price: \$450,000 Method: Private Sale Date: 28/10/2021

Property Type: Apartment

Agent Comments



107/82 Hotham St ST KILDA EAST 3183

(REI/VG)

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Price: \$440,000 Method: Private Sale Date: 08/11/2021

Property Type: Apartment

Agent Comments



4/19 Gourlay St BALACLAVA 3183 (REI/VG)



A

Price: \$420,000 **Method:** Private Sale **Date:** 17/11/2021

Property Type: Apartment

Agent Comments

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



