

# 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

4/472 Dandenong Road, Caulfield North Vic 3161

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$429,000

### Median sale price

Median price

\$737,500

Property 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	Price	Date of sale
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

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**Indicative Selling Price**

\$429,000

**Median Unit Price**

December quarter 2021: \$737,500



1 1 1

**Property Type:** Apartment

**Land Size:** 56sqm sqm approx

**Agent Comments**

## Comparable Properties



**2/132 Balaclava Rd CAULFIELD NORTH 3161 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 28/10/2021

**Property Type:** Apartment



**107/82 Hotham St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 08/11/2021

**Property Type:** Apartment



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

**Agent Comments**

1 1 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 17/11/2021

**Property Type:** Apartment

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