

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 9/496 Dandenong Road, Caulfield North VIC 3161

Indicative selling price

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

Single Price \$485,000

Median sale price

Median price \$686,000

Property type Unit

Suburb Caulfield North

Period - From 01/01/2022

to

31/03/2022

Source REIV

Comparable property sales

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
402/36 Bonview Road, Malvern	\$500,000	05/04/2022
301/10 Station Street, Caulfield North	\$495,000	11/03/2022
2/4a Lansdowne Road, St Kilda East	\$500,000	20/02/2022

This Statement of Information was prepared on: 25 June 2022