

## 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 9/378 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 \$420,000

#### Median sale price

Median price \$725,000 House Unit X Suburb Caulfield North

Period - From 01/04/2018 to 30/06/2018 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	9/4a Lansdowne Rd ST KILDA EAST 3183	\$420,000	16/08/2018
2	3/9 The Avenue WINDSOR 3181	\$405,000	20/03/2018
3	4/10 Celeste Ct ST KILDA EAST 3183	\$395,000	29/03/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$420,000  
**Median Unit Price**  
June quarter 2018: \$725,000

## Comparable Properties



**9/4a Lansdowne Rd ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 16/08/2018  
**Rooms:** -  
**Property Type:** Apartment



**3/9 The Avenue WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** 2  
**Property Type:** Apartment



**4/10 Celeste Ct ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$395,000  
**Method:** Sold Before Auction  
**Date:** 29/03/2018  
**Rooms:** 2  
**Property Type:** Apartment