

Statement of Information

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

16/7 Dudley Street Caulfield East, 3145

Indicative selling price

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

Range between \$280,000.00 & \$308,000.00

Median sale price

Median price \$617,000.00 Property Type APARTMENT Suburb CAUFIELD EAST

Period - From 01-Dec-2020 to 30-Nov-2021 Source Corelogic

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
1	15/225 KOORNANG ROAD, CARNEGIE 3163	\$295,000.00	10-Nov-2021
2	8/18 JOHNSTONE STREET, MALVERN 3144	\$290,000.00	27-Oct-2021
3	20/160 GRANGE ROAD, CARNEGIE 3163	\$380,000.00	27-Oct-2021

This statement of information was prepared on 11-Feb-2022 at 10:19:43 AM EST