

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

214/5 Dudley Street Caulfield East VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$303,000

Property type

Unit

Suburb

Caulfield East

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

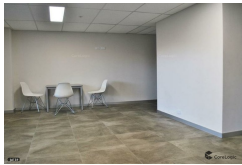
Date of sale

| | | |
|---|-----------|-----------|
| 213/5 Dudley Street Caulfield East VIC 3145 | \$158,000 | 22-Jul-19 |
| 215/5 Dudley Street Caulfield East VIC 3145 | \$150,000 | 29-Mar-19 |
| 41/949 Dandenong Road Malvern East VIC 3145 | \$150,000 | 26-Aug-19 |

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 6 months.~~

This Statement of Information was prepared on: 19 September 2019



213/5 Dudley Street Caulfield East VIC 3145

Sold Price

\$158,000

Sold Date

22-Jul-19



1



1



1

Distance

-



215/5 Dudley Street Caulfield East VIC 3145

Sold Price

\$150,000

Sold Date

29-Mar-19



1



1



-

Distance

-



41/949 Dandenong Road Malvern East VIC 3145

Sold Price

^{RS} **\$150,000**

Sold Date

26-Aug-19



1



1



2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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