

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 12/378 Dandenong Road, Caulfield North

Indicative selling price

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

Single price \$570,000 or range between &

Median sale price

Median price \$629,000 Property type Apartment Suburb Caulfield North
Period - From 1/01/24 to 31/03/24 Source REA

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
102/356 Orrong Road CAULFIELD NORTH 3161	\$580,000	22/02/2024
7/388 Dandenong Road, CAULFIELD NORTH 3161	\$585,000	12/04/2024
2/9 Wanda Road, CAULFIELD NORTH 3161	\$575,000	14/05/2024

This Statement of Information was prepared on: 27/05/2024