

# 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

11/400 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

\$399,000

### Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Caulfield North

Period - From

01/10/2020

to

31/12/2020

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	102/460 Dandenong Rd CAULFIELD NORTH 3161	\$420,000	03/11/2020
2	102/402 Dandenong Rd CAULFIELD NORTH 3161	\$408,000	27/10/2020
3			

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.~~

This Statement of Information was prepared on:

01/02/2021 09:41

11/400 Dandenong Road, Caulfield North Vic 3161



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**Indicative Selling Price**

\$399,000

**Median Unit Price**

December quarter 2020: \$720,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**102/460 Dandenong Rd CAULFIELD NORTH  
3161 (REI/VG)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 03/11/2020

**Property Type:** Apartment

**Land Size:** 737 sqm approx



**102/402 Dandenong Rd CAULFIELD NORTH  
3161 (REI/VG)**

Agent Comments



**Price:** \$408,000

**Method:** Private Sale

**Date:** 27/10/2020

**Property Type:** Apartment

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.

**Account - Belle Property Caulfield** | P: 03 8532 5200 | F: 03 9532 4018



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.