

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

8/388 DANDENONG ROAD CAULFIELD NORTH VIC 3161

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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Caulfield North

Period-from

01 Feb 2024

to

31 Jan 2025

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

202/20 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$565,000	04-Dec-24
1/4 VICTORIA STREET WINDSOR VIC 3181	\$550,000	08-Oct-24
7/92 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$540,000	28-Aug-24

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.~~

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**202/20 HAWTHORN ROAD
 CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$565,000** Sold Date **04-Dec-24**

Distance **1.36km**



**1/4 VICTORIA STREET WINDSOR
 VIC 3181**

2 2 1

Sold Price **\$550,000** Sold Date **08-Oct-24**

Distance **1.91km**



**7/92 HAWTHORN ROAD
 CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$540,000** Sold Date **28-Aug-24**

Distance **1.61km**

RS = Recent sale UN = Undisclosed Sale

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