

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

308/5 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

\$230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Caulfield East

Period-from

01 May 2020

to

30 Apr 2021

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

119/5 Dudley Street Caulfield East VIC 3145	\$150,000	23-Jul-20
221/5 Dudley Street Caulfield East VIC 3145	\$160,000	11-Dec-19
322/5 Dudley Street Caulfield East VIC 3145	\$159,800	25-Feb-20

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: 24 May 2021



**119/5 Dudley Street Caulfield East
VIC 3145**

Sold Price

\$150,000

Sold Date

23-Jul-20

1 1 -

Distance

-



**221/5 Dudley Street Caulfield East
VIC 3145**

Sold Price

\$160,000

Sold Date

11-Dec-19

1 1 -

Distance

-



**322/5 Dudley Street Caulfield East
VIC 3145**

Sold Price

\$159,800

Sold Date

25-Feb-20

1 1 -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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