

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

201/500 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/460 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$600,000	25-Aug-24
204/76 WATTLETREE ROAD ARMADALE VIC 3143	\$645,000	01-Aug-24
6/62 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$670,000	23-Oct-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.

This Statement of Information was prepared on: 19 December 2024

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**3/460 DANDENONG ROAD
 CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$600,000** Sold Date **25-Aug-24**

Distance **0.34km**



**204/76 WATTLETREE ROAD
 ARMADALE VIC 3143**

2 1 1

Sold Price **\$645,000** Sold Date **01-Aug-24**

Distance **0.34km**



**6/62 HAWTHORN ROAD
 CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price ^{RS} **\$670,000** Sold Date **23-Oct-24**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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