## 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

10/496 Dandenong Road, Caulfield North Vic 3161

## Indicative selling price

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Single price \$450,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	Caulfield North
Period - From	to		So	urce		

## 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.

Add	dress of comparable property	Price	Date of sale
1	8/26 Gladstone Av ARMADALE 3143	\$455,000	16/06/2022
2	501/839 Dandenong Rd MALVERN EAST 3145	\$450,000	01/07/2022
3	7/614 Inkerman Rd CAULFIELD NORTH 3161	\$443,000	11/09/2022

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:

29/11/2022 13:03

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$450,000 No median price available

# **Comparable Properties**



8/26 Gladstone Av ARMADALE 3143 (REI/VG) Agent Comments



Price: \$455,000 Method: Private Sale Date: 16/06/2022 Property Type: Apartment



501/839 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI/VG)



Price: \$450,000 Method: Private Sale Date: 01/07/2022 Property Type: Apartment



7/614 Inkerman Rd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$443,000 Method: Private Sale Date: 11/09/2022 Property Type: Apartment

#### Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



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