Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/496 Dandenong Road, Caulfield North Vic 3161
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$600,000	Pro	perty Type	Jnit		Suburb	Caulfield North
Period - From	02/08/2022	to	01/08/2023	9	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

1	410/11 Bond St CAULFIELD NORTH 3161	\$588,000	06/06/2023
2	502/10 Station St CAULFIELD NORTH 3161	\$587,000	16/07/2023
3	201/462-464 Dandenong Rd CAULFIELD NORTH 3161	\$565,000	01/04/2023

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:	02/08/2023 14:57



Date of sale



Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** 02/08/2022 - 01/08/2023: \$600,000





Comparable Properties



410/11 Bond St CAULFIELD NORTH 3161 (REI/VG)

--- 2

Price: \$588,000 Method: Private Sale Date: 06/06/2023

Property Type: Apartment

Agent Comments



502/10 Station St CAULFIELD NORTH 3161

(REI)

Price: \$587,000 Method: Private Sale Date: 16/07/2023

Property Type: Apartment

Agent Comments

201/462-464 Dandenong Rd CAULFIELD **NORTH 3161 (REI)**

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Price: \$565,000 Method: Private Sale Date: 01/04/2023

Property Type: Apartment

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000



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