

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

2/496 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Caulfield North

Period - From 02/08/2022

to

01/08/2023

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	Price	Date of sale
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

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

02/08/2022 - 01/08/2023: \$600,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$588,000

Method: Private Sale

Date: 06/06/2023

Property Type: Apartment



502/10 Station St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$587,000

Method: Private Sale

Date: 16/07/2023

Property Type: Apartment

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

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 01/04/2023

Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000