## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	1/400 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 \$440,000 &	\$480,000
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### Median sale price

Median price	\$671,500	Pro	perty Type	Unit		Suburb	Caulfield North
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	7/328 Dandenong Rd ST KILDA EAST 3183	\$450,000	19/03/2025
2	7/29 Kooyong Rd ARMADALE 3143	\$495,000	01/03/2025
3	5/2 Wando Gr ST KILDA EAST 3183	\$490,000	15/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/04/2025 13:20



# RT Edgar





Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** Year ending March 2025: \$671,500

# Comparable Properties



7/328 Dandenong Rd ST KILDA EAST 3183 (REI)

Price: \$450,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: Apartment

**Agent Comments** 



7/29 Kooyong Rd ARMADALE 3143 (REI/VG)

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Price: \$495,000 Method: Auction Sale Date: 01/03/2025 Property Type: Unit





**Agent Comments** 





Price: \$490,000 Method: Private Sale Date: 15/01/2025 Property Type: Unit

**Agent Comments** 

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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