Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Dandenong Road, Caulfield North Vic 3161
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Indicative selling price

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

Range between \$348,000 & \$375,000	Range between	\$348,000	&	\$375,000
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Median sale price

Median price	\$600,000	Pro	perty Type Ur	it		Suburb	Caulfield North
Period - From	26/03/2024	to	25/03/2025	So	urce	Property	/ Data

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	12/23 Kooyong Rd ARMADALE 3143	\$370,000	16/01/2025
2	303/144 Hawthorn Rd CAULFIELD NORTH 3161	\$355,000	07/11/2024
3	8/9 Ascot St MALVERN 3144	\$375,000	06/11/2024

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:	26/03/2025 08:30









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$348,000 - \$375,000 **Median Unit Price** 26/03/2024 - 25/03/2025: \$600,000

Comparable Properties



12/23 Kooyong Rd ARMADALE 3143 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 16/01/2025

Property Type: Apartment

Agent Comments



303/144 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments





Price: \$355,000

Method: Auction Sale Date: 07/11/2024

Property Type: Apartment



8/9 Ascot St MALVERN 3144 (REI/VG)

Price: \$375,000 Method: Private Sale Date: 06/11/2024

Agent Comments

Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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