

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address

G04 / 402 DANDENONG ROAD, CAULFIELD NORTH VIC 3161

Indicative selling price

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

Single Price:

\$599,950

Median sale price

Median price

\$635,000

Property type

Apartment

Suburb

CAULFIELD NORTH VIC 3161

Period - From

30/08/2020

to

30/08/2021

Source

www.realestate.com.au

Comparable property sales

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. 8/633 Inkerman Road, Caulfield North Vic 3161	\$610,000	15/05/2021
2. 304/144 Hawthorn Road, Caulfield North Vic 3161	\$620,000	14/04/2021
3. 211/1 Wilks Street, Caulfield North Vic 3161	\$620,000	20/08/2021

This Statement of Information was prepared on:

29/09/2021