

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 2/378 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Caulfield North

Period - From 01/01/2021 to 31/03/2021 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	3/47 Narong Rd CAULFIELD NORTH 3161	\$705,000	20/06/2021
2	1/7 Kooyong Rd CAULFIELD NORTH 3161	\$742,000	12/05/2021
3	8/7 Kooyong Rd CAULFIELD NORTH 3161	\$750,000	27/03/2021

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: 12/07/2021 11:07



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/47 Narong Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$705,000

Method: Auction Sale

Date: 20/06/2021

Property Type: Apartment



1/7 Kooyong Rd CAULFIELD NORTH 3161 (REI) Agent Comments



Price: \$742,000

Method: Sold Before Auction

Date: 12/05/2021

Property Type: Apartment



8/7 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment