

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	203/500 Dandenong Road Caulfield North, 3161
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$540,000 & \$594,000
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### Median sale price

Median price	\$637,500	Property Type	APARTMENT	Suburb	CAUFIELD NORTH
Period - From	01-Feb-2023	to	31-Jan-2024	Source	Corelogic

### Comparable property sales

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	103/337 Balaclava Road, Caulfield North, V 3161	\$590,000	19-Dec-2023
2	15/310 Inkerman Street, St. Kilda East, V 3183	\$575,000	04-Nov-2023
3	3/396 Dandenong Road, Caulfield North, V 3161	\$550,000	07-Sep-2023

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