

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

3/472 DANDENONG ROAD CAULFIELD NORTH VIC 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Caulfield North

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

106/462 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$745,000	01-Aug-23
114/15 BOND STREET CAULFIELD NORTH VIC 3161	\$763,000	22-May-23
1/507 DANDENONG ROAD ARMADALE VIC 3143	\$750,000	06-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 06 October 2023


**106/462 DANDENONG ROAD
CAULFIELD NORTH VIC 3161**
 3  2  2

 Sold Price **\$745,000** Sold Date **01-Aug-23**

 Distance **0.09km**

**114/15 BOND STREET CAULFIELD
NORTH VIC 3161**
 3  2  2

 Sold Price **\$763,000** Sold Date **22-May-23**

 Distance **1.88km**

**1/507 DANDENONG ROAD
ARMADALE VIC 3143**
 3  1  2

 Sold Price **\$750,000** Sold Date **06-Apr-23**

 Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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