

# 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

7/402 Dandenong Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$400,000 & \$420,000

### Median sale price\*

Median price Property Type Suburb

Period - From to Source

### 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	107/681 Inkerman Rd CAULFIELD NORTH 3161	\$425,000	06/09/2023
2	7/54 Sutherland Rd ARMADALE 3143	\$420,000	01/12/2023
3	18/194 Alma Rd ST KILDA EAST 3183	\$410,000	06/11/2023

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: 23/01/2024 15:18

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$400,000 - \$420,000  
**No median price available**

## Comparable Properties



**107/681 Inkerman Rd CAULFIELD NORTH  
3161 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$425,000

**Method:** Sold Before Auction

**Date:** 06/09/2023

**Property Type:** Apartment



**7/54 Sutherland Rd ARMADALE 3143 (REI)**

Agent Comments

1   1   1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** Apartment



**18/194 Alma Rd ST KILDA EAST 3183 (REI/VG)** Agent Comments

1   1   1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** Apartment