

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

105/462 Dandenong Road, Caulfield North Vic 3161
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Indicative selling price

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

Range between

\$548,000

 &

\$589,000

Median sale price

Median price

\$749,500

 Property Type

Unit

 Suburb

Caulfield North

Period - From

01/04/2024

 to

30/06/2024

 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	12/378 Dandenong Rd CAULFIELD NORTH 3161	\$562,500	06/06/2024
2	10/228 Alma Rd ST KILDA EAST 3183	\$575,000	30/04/2024
3	7/388 Dandenong Rd CAULFIELD NORTH 3161	\$585,000	12/04/2024

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:

02/10/2024 15:29



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$548,000 - \$589,000

Median Unit Price

June quarter 2024: \$749,500

Comparable Properties



12/378 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$562,500

Method: Private Sale

Date: 06/06/2024

Property Type: Apartment



10/228 Alma Rd ST KILDA EAST 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$575,000

Method: Private Sale

Date: 30/04/2024

Property Type: Apartment



7/388 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

2 2 1

Price: \$585,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Apartment

Land Size: 91 sqm approx

Account - Little Real Estate | P: 07 3037 0255