

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 4/386 Dandenong Road, Caulfield North Vic 3161

Indicative selling price

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

Single price \$770,000

Median sale price

Median price \$1,655,000 House Unit Suburb Caulfield North

Period - From 01/07/2018 to 30/09/2018 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	203/2 Cromwell Rd SOUTH YARRA 3141	\$770,000	10/07/2018
2	1/14 Chapel St ST KILDA 3182	\$763,500	28/07/2018
3	4/354 Dandenong Rd ST KILDA EAST 3183	\$750,000	21/10/2018

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.~~

4/386 Dandenong Road, Caulfield North Vic 3161



 2  2  2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$770,000
Median House Price
September quarter 2018: \$1,655,000

TERMS: 10% deposit, balance due 60, 75 or 90 days. WATER RATES: \$680.00 per annum approx. COUNCIL RATES: \$1341.40 per annum approx. OWNERS CORPORATION: \$2,352.00 per annum approx.(1/10/18 - 30/9/19). POTENTIAL RENT: \$640.00 - \$650.00 per week approx.

Comparable Properties



203/2 Cromwell Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments

 2  2  1

Price: \$770,000
Method: Private Sale
Date: 10/07/2018
Rooms: 3
Property Type: Apartment



1/14 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$763,500
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Apartment



4/354 Dandenong Rd ST KILDA EAST 3183
(REI)

Agent Comments

 2  2  1

Price: \$750,000
Method: Auction Sale
Date: 21/10/2018
Rooms: 3
Property Type: Townhouse (Res)