

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

211/7 Dudley Street Caulfield East VIC 3145

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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Caulfield East

Period-from

01 May 2020

to

30 Apr 2021

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

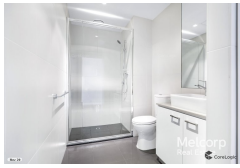
Date of sale

307/951-955 Dandenong Road Malvern East VIC 3145	\$315,000	12-Mar-21
6/2A Bates Street Malvern East VIC 3145	\$299,950	21-Jan-21
111/2A Clarence Street Malvern East VIC 3145	\$300,000	14-Mar-21

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: 13 May 2021



**307/951-955 Dandenong Road
Malvern East VIC 3145**

1 1 1

Sold Price

\$315,000

Sold Date

12-Mar-21

Distance

0.22km



**6/2A Bates Street Malvern East VIC
3145**

1 1 1

Sold Price

\$299,950

Sold Date

21-Jan-21

Distance

0.66km



**111/2A Clarence Street Malvern East
VIC 3145**

1 1 1

Sold Price

\$300,000

Sold Date

14-Mar-21

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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