

**UNIT Offered for Sale**

Section 47AF of the Estate Agents Act 1980

14/400 Dandenong Road Caulfield North VIC 3161

1 1 1

**Indicative Selling Price**

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

Range between \$370,000 & \$390,000

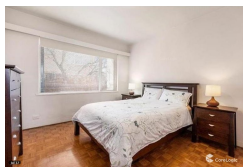
**Median Sale Price**

\$602,750 Units in Caulfield north between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

**Comparable Property Sales**

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.



**4/10 Celeste Court St Kilda East VIC 3183**

1 1 1

Sold Price **\$395,000** Sold Date **29-Mar-18**  
Distance **0.45km**



**24/48 Sutherland Road Armadale VIC 3143**

1 1 1

Sold Price **\$382,000** Sold Date **04-May-19**  
Distance **0.49km**



**3/52 Sutherland Road Armadale VIC 3143**

1 1 1

Sold Price **\$415,000** Sold Date **05-Apr-19**  
Distance **0.51km**

RS = Recent sale      UN = Undisclosed Sale

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