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 | 2.10 / 402 DANDENONG ROAD, CAULFIELD NORTH VIC 3145 | |

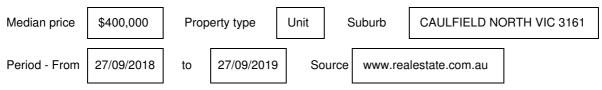
Indicative selling price

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

Single Price:



Median sale price



Comparable property sales

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. | 203/40 Seymour Avenue, Armadale Vic 3143 | \$395,000 | 23/08/2019 |
| 2. | 409/270 High Street, Windsor Vic 3181 | \$400,000 | 18/06/2019 |
| 3. | 3/569 High Street, Prahran Vic 3181 | \$400,000 | 04/09/2019 |

29/10/2019