Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	221/5 Dudley Street Caulfield East, 3145

Indicative selling price

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

Range between	$159,000 & $175,000

Median sale price

Median price	$548,250	Property Type	APARTMENT	Suburb	CAULFIELD EAST
Period - From	01-Aug-2018	to	31-Jul-2019	Source	RP Data

Comparable property sales

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	118/5 Dudley Street Caulfield East VIC 3145	$160,000	12-Jul-2019
2	50/949 Dandenong Road Malvern East VIC 3145	$180,000	21-Jun-2019
3	213/5 Dudley Street Caulfield East VIC 3145	$158,000	22-Jul-2019

This statement of information was prepared on 29-Jul-2022 at 2:13:13 PM EST