

# 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

201/356 Orrong Road, Caulfield North Vic 3161

### Indicative selling price

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

Range between \$685,000 & \$750,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Caulfield North

Period - From 16/09/2018 to 15/09/2019 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	1/2 Denman Av ST KILDA EAST 3183	\$730,000	07/06/2019
2	8/488 Dandenong Rd CAULFIELD NORTH 3161	\$715,000	15/06/2019
3	6/32 Hotham St ST KILDA EAST 3183	\$687,500	25/05/2019

**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.~~

This Statement of Information was prepared on:

16/09/2019 11:55

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**Indicative Selling Price**

\$685,000 - \$750,000

**Median Unit Price**

16/09/2018 - 15/09/2019: \$650,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



1/2 Denman Av ST KILDA EAST 3183 (REI/VG) Agent Comments



**Price:** \$730,000

**Method:** Private Sale

**Date:** 07/06/2019

**Property Type:** Apartment



8/488 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



**Price:** \$715,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** Apartment



6/32 Hotham St ST KILDA EAST 3183 (REI/VG) Agent Comments



**Price:** \$687,500

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** 4

**Property Type:** Apartment