

# 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

2/274 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 \$1,380,000

&

\$1,518,000

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Caulfield North

Period - From 23/02/2022

to

22/02/2023

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	1/616 Inkerman Rd CAULFIELD NORTH 3161	\$1,580,000	30/10/2022
2			
3			

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:

23/02/2023 10:42



3   2   2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$1,380,000 - \$1,518,000

**Median Unit Price**

23/02/2022 - 22/02/2023: \$670,000

## Comparable Properties



**1/616 Inkerman Rd CAULFIELD NORTH 3161  
(REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 30/10/2022

**Property Type:** Unit

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.

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900