Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/274 Orrong Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,380,000		&		\$1,518,000				
Median sale p	rice								
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Caulfield North	
Period - From	23/02/2022	to	22/02/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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









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

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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



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