

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

3/314 Orrong Road, Caulfield North Vic 3161

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Caulfield North

Period - From 01/01/2021 to 31/12/2021 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	4/93 Alma Rd ST KILDA EAST 3183	\$917,500	30/11/2021
2	1/237 Dandenong Rd WINDSOR 3181	\$899,000	18/12/2021
3	3/103a Grosvenor St BALACLAVA 3183	\$879,000	24/11/2021

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:

01/03/2022 14:44



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median Unit Price
Year ending December 2021: \$715,000

Comparable Properties



4/93 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$917,500
Method: Sold Before Auction
Date: 30/11/2021
Property Type: Apartment



1/237 Dandenong Rd WINDSOR 3181 (VG)

Agent Comments



Price: \$899,000
Method: Sale
Date: 18/12/2021
Property Type: Strata Unit/Flat



3/103a Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$879,000
Method: Auction Sale
Date: 24/11/2021
Property Type: Apartment