

# 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

2/7 Orrong Crescent, 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 \$2,250,000 & \$2,450,000

### Median sale price

Median price \$2,860,000 Property Type House Suburb Caulfield North

Period - From 01/10/2019 to 31/12/2019 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	9b Fitzgibbon Cr CAULFIELD NORTH 3161	\$2,650,000	03/11/2019
2	21a Orrong Cr CAULFIELD NORTH 3161	\$2,430,000	07/10/2019
3	399b Glen Eira Rd CAULFIELD NORTH 3161	\$2,310,000	27/10/2019

**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: 24/02/2020 12:39



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**Property Type:**  
Apartment/Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$2,250,000 - \$2,450,000  
**Median House Price**  
December quarter 2019: \$2,860,000

## Comparable Properties

**9b Fitzgibbon Cr CAULFIELD NORTH 3161**   **Agent Comments**  
(REI/VG)

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**Price:** \$2,650,000  
**Method:** Private Sale  
**Date:** 03/11/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 335 sqm approx

**21a Orrong Cr CAULFIELD NORTH 3161**   **Agent Comments**  
(REI/VG)

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**Price:** \$2,430,000  
**Method:** Private Sale  
**Date:** 07/10/2019  
**Property Type:** Townhouse (Single)  
**Land Size:** 381 sqm approx

**399b Glen Eira Rd CAULFIELD NORTH 3161**   **Agent Comments**  
(REI/VG)

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**Price:** \$2,310,000  
**Method:** Auction Sale  
**Date:** 27/10/2019  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 376 sqm approx