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

7/101-103 Orrong Road, Caulfield North Vic 3161

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$480,000	&	\$520,000					
Median sale pr	ice*							
Median price		Property Type	S	Suburb	Caulfield North			
Period - From		to	Source					

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.

Ado	dress of comparable property	Price	Date of sale
1	22/9 Meadow St ST KILDA EAST 3183	\$510,000	18/08/2019
2	5/306 Inkerman St ST KILDA EAST 3183	\$504,500	15/06/2019
3	2/19 Snowdon Av CAULFIELD 3162	\$486,000	19/05/2019

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:

07/11/2019 10:26

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Agent Comments Indicative Selling Price \$480,000 - \$520,000 No median price available

Comparable Properties



22/9 Meadow St ST KILDA EAST 3183 (REI/VG) Agent Comments

1



Price: \$510,000 Method: Auction Sale Date: 18/08/2019 Property Type: Apartment



5/306 Inkerman St ST KILDA EAST 3183
Agent Comments

(REI/VG)
Image: 2 Image: 2

Price: \$504,500 Method: Auction Sale Date: 15/06/2019 Property Type: Apartment



2/19 Snowdon Av CAULFIELD 3162 (REI/VG) Agent Comments



Price: \$486,000 Method: Auction Sale Date: 19/05/2019 Rooms: 4 Property Type: Unit

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.