Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 7/101-103 Orrong Crescent, Caulfield North Vic 3161 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$495,000 | & | \$525,000 |
|---------------|-----------|---|-----------|
| hange between | φ495,000 | α | φ525,000 |

Median sale price

| Median price | \$675,000 | Pro | perty Type Ur | it | | Suburb | Caulfield North |
|---------------|------------|-----|---------------|----|------|--------|-----------------|
| Period - From | 01/07/2023 | to | 30/06/2024 | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-----------|--------------|
| 1 | 104/135 Inkerman St ST KILDA 3182 | \$499,000 | 02/09/2024 |
| 2 | 9/113-115 Chapel St ST KILDA 3182 | \$528,000 | 20/08/2024 |
| 3 | 5/146 Alma Rd ST KILDA EAST 3183 | \$522,500 | 25/03/2024 |

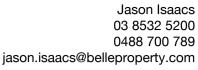
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 16/09/2024 09:26 |
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Indicative Selling Price \$495,000 - \$525,000 **Median Unit Price** Year ending June 2024: \$675,000



Property Type: Apartment **Agent Comments**

Comparable Properties



104/135 Inkerman St ST KILDA 3182 (REI)





Price: \$499,000 Method: Private Sale Date: 02/09/2024

Property Type: Apartment

Agent Comments



9/113-115 Chapel St ST KILDA 3182 (REI)







Price: \$528,000 Method: Private Sale Date: 20/08/2024

Property Type: Apartment

Agent Comments

Agent Comments



5/146 Alma Rd ST KILDA EAST 3183 (REI/VG)





Price: \$522,500 Method: Private Sale Date: 25/03/2024

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018



